Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219

BILL GARRETT, Davidson County
Trans:T20170035861 DEEDWARR
Recvd: 04/28/17 08:59 2 pgs
Fees:13.00 Taxes:388.50
20170428-0041758

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Cameron Formica 3512 Seneca Forest Drive Nashville, TN 37217	Cameron Formica 3512 Seneca Forest Drive Nashville, TN 37217	136-10-0B-022.00 CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

AFFIANT

SWORN to and subscribed before me on this 24th day of April, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor, AMROLLAH SHARIFI, married, by these presents does hereby sell and convey unto CAMERON FORMICA, a single man, his heirs, successors and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

The following described real estate situated in the Davidson County, Tennessee and more particularly as follows, to-wit:

> Land in Davidson County, Tennessee, being UNIT 45 ON THE PLAN OF CONDOMINIUM SITE OF PRIEST LAKE FORECST, SECTION 4, as shown on plat of record in Plat Book 5200, page 573 and amended in Book 5200, page 574, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to the within name grantor(s) by Deed recorded in Instrument No. 20150323-0024527, Register's Office for said County. The grantor has never occupied this property as a personal or primary residence.
>
> This is improved property known as 3512 Seneca Forest Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantee, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. Property tax for the year 2017 is a lien but not yet due or payable.

2. Subject to all matters as shown on the Plan of record in Book 5200, page 573, and amended in Book 5200, page 574, Register's Office Davidson County, Tennessee.

3. Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6021, page 99, Register's Office for Davidson County, Tennessee.

4. Homeowners Association Charter of record in Book 7948, page 628, Register's Office for Davidson County, Tennessee.

5. Master Deed of record in Book 6123, page 175; and Book 6199, page 270, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS my hand this 24 day of APRIL, 2017.

Amrollah Sharifi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William Timothy Hill, a Notary Public in and for the State and County aforesaid, personally appeared AMROLLAH SHARIFI, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 24th day of April, 2017, at Nashville, Tennessee.

NOTARY PUBLIC

My Commission Expires:

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020