BILL GARRETT, Davidson County
Trans: T20170037580 DEEDWARR
Recvd: 05/03/17 14:47 2 pgs
Fees: 13.00 Taxes: 1298.70

20170503-0043866

WARRANTY DEED

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $351,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-10-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3156B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tony Niknejad and Cristina Munoz	new owner	072-06-1D-002.00-CO
3204 Anderson Place		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DAN ZUMWALT, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTINA MUNOZ AND NASSER ANTONIO NIKNEJAD, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2B of the 3204 Anderson PL - Lot 2 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 3204 Anderson PL - Lot 2 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) of record in Instrument No. 20160406-0033123, in the Register' s Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 3204 Anderson PL - Lot 2 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development) as shown on Exhibit " A" to the Declaration of record in Instrument No. 20160406-0033123, in the Register' s Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to Russell Henning, a single man by Warranty deed from Dennis Hoeppner, a single man of record in Instrument No. 20090331-0028637 Register's Office for Davidson County, Tennessee, dated March 06, 2008 and recorded on March 31, 2009 and Scrivener's Affidavit recorded on March 11, 2015, of record in Instrument No. 20150311-0020860.

Being a portion of the same property conveyed to Dan Zumwalt by Warranty deed from Russell Herring of record in Instrument No. 20150311-0020916 Register's Office for Davidson County, Tennessee, dated March 05, 2015 and recorded on March 11, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 144, Book 332, Page 134 and Instrument No. 20160314-0024226, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160406-0033123, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Joint Driveway Easement and Maintenance Agreement of record in Instrument Number 20160407-0033329, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 3204 Anderson Place, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on the 1st day of May, 2017.

Dan Zumwalt

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DAN ZUMWALT, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of May, 2017.

Notary Public

My Commission Expires: 10/09/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 17-3156B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027