WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 12120

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terry Lee Leeman Sonya Adams Leeman	NEW OWNER	10412120c20800co
(NAME)	(NAME)	
2112 Acklen Ave., Unit #208		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Roushanak Pazouki,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Terry Lee Leeman and Sonya Adams Leeman, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 208 of Villages at Acklen, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown as Exhibit "B-1" in the Third Amendment to the Master Deed of record in Instrument No. 20061115-0141802, together with a percentage interest in the common elements and voting percentage, said Register's Office, and described in a Master Deed recorded in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, and Instrument No. 20070621-0074025, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Villages at Acklen, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20051221-0152869, as amended in Instrument No. 20060112-0004705, Instrument No. 20061108-0139002, Instrument No. 20061115-0141802, Instrument No. 20061227-0158825, and Instrument No. 20070621-0074025, and By-Laws appended thereto as Exhibit D, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made part hereof the same as though copied herein.

Being the same property conveyed to Roushanak Pazouki, by deed of record in Instrument No. 20101006-0080177 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been used as the Grantors primary residence.

unimproved ☐

This is improved ☑ property, known as 2112 Acklen Ave., Unit #208, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170039749 DEEDWARR
Recvd: 05/10/17 09:33 2 pgs
Fees:13.00 Taxes:1591.00
20170510-0046261

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, their heirs and assigns forever; and we do covenant with 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 is 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/our hands this 8th day of May, 2017.

Roushanak Pazouki

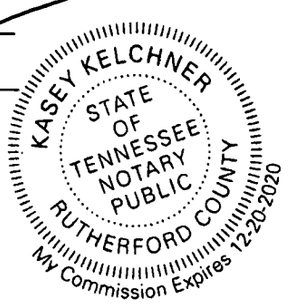
Roushanak Pazouki

State of Tennessee
County of Williamson

Personally appeared before me Roushanak Pazouki, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of May, 2017.

Notary Public
My Commission Expires: _____



File No.: 12120