PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170047452 DEEDWARR
Recvd: 06/05/17 12:34 2 pgs
Fees:13.00 Taxes:1276.50
20170605-0055838

W & I Ref: (RF) Title No.: 58971
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert D. Weikert 120 Jefferson Square Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131050A12000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$345,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Iraj Barahimi, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert D. Weikert, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 120 of Jefferson Square Townhouses, Section One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, page 12, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Iraj Barahimi by Special Warranty Deed Deutsche Bank National Trust Company, as trustee under the Pooling and Servicing Agreement dated as of January 1, 2006, GSAMP Trust 2006-HEI, by Litton Loan Servicing L.P., as Attorney-in-Fact, dated September 2, 2010 and recorded on September 23, 2010 of record in Instrument No. 20100923-0075689, Register's Office for Davidson County, Tennessee.

Houri Barahimi, spouse of Iraj Barahimi joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, page 12, said Register's Office, to which plan reference is hereby made for a more complete description.
Easement to Comcast of Nashville of record in Instrument No. 20130517-005018, said Register's Office.
Grant of overhead line easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20020122-0008268, said Register's Office.
The provisions of the condominium Master Deed of record in Book 4731, page 332, Book 4731, page 341, Book 5676, page 31, Book 5700, page 719, Book 5826, page 693, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 3, Book 8550, page 973, Book 9276, page 249, Book 10355, page 306, Instrument No. 20100503-0033416, and Instrument No. 20051027-0130020, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 120 Jefferson Square, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of May, 2017.

Iraj Barahimi

Houri Barahimi

State of Tennessee

County of Davidson

On this 12th day of May, 2017, before me the undersigned authority, personally appeared Iraj Barahimi, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Sworn and subscribed before me this 12th day of May, 2017.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018