BILL GARRETT, Davidson County
Trans:T20170050469 DEEDWARR
Recvd: 06/13/17 12:49 2 pgs
Fees:13.00 Taxes:370.00
20170613-0059322

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176341

STATE OF TENNESSEE
COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 8th day of June, 2017.

Notary Public
My Commission Expires: 2-25-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Rahimi 624 Grange Hill Ct. Franklin, TN 37067	New Owner	142040A14500CO.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Estate of Clata Craig McMahon Blount by Christopher Blount as administrator**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John Rahimi**, 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:

Land in Davidson County, Tennessee, being Unit No. 145 on the Plan of Belle Forest Condominium, of record in Plat Book 5200, Page 167, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, Page 699, as amended in Book 6082, Page 866, Book 7886, Page 939 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to Clata C. McMahon by Warranty Deed from Douglas Henry, married, recorded on the 12th day of October, 2009 in Instrument No. 20091012-0094724, in the Register's Office of Davidson County, Tennessee. Clata Craig McMahon Blount having since died on April 28, 2014. This instrument is executed pursuant to the Order Approving Contract For Sale of Real Property entered June 2, 2017 in the Probate Court for Davidson County, Tennessee, Docket No: 14P-1774.

This is improved property located at: 214 Old Hickory Blvd # 145, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2017.

Christopher Blount

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Christopher Blount**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of June, 2017.

Notary Public
My Commission expires: FEB 2 2021

Michael D. Lindquist

MICHAEL D. LINDQUIST
MY COMMISSION EXPIRES
FEBRUARY 2, 2021
#GG 059296
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA