Davidson County DEEDWARR
Recvd: 06/23/17 11:13 5 pgs
Fees:27.00 Taxes:0.00
20170623-0063370

29662-1
Box #14

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Real Ready Partners 555 Church Street East Brentwood, TN 37027	New Owner	171020B00100co

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **M and S Holdings, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Real Ready Partners, a Tennessee general partnership, composed of Brent Hetherington and Mohsen Malakouti** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land situated in Davidson and Williamson Counties, State of Tennessee, but assessed for real property tax purposes solely in Davidson County, described as follows:

LAND in Davidson County and Williamson County, Tennessee, being Unit A, Five Fifties Land Condominium, as established pursuant to Condominium Declarations of Five Fifties Land Condominium as recorded as Instrument Number 20120330-0027201, Register's Office for Davidson County, Tennessee, as amended by instruments recorded in Instrument No. 20120402-0027419, Instrument No. 20120410-0030382 and Instrument No. 20130221-0017471, said Register's Office, and also recorded in Book 5550, Page 514, Register's Office for Williamson County, Tennessee, as amended by instruments recorded in Book 5550, Page 567, Book 5557, Page 697, and Book 5844, Page 92, said Register's Office. The said Unit A is a condominium unit established pursuant to the provisions of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201 et. seq. of the Tennessee Code Annotated, and are subject to the provisions and requirements thereof; and are subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and any building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration establishing the Condominium of Five Fifties Land Condominiums.

Being a portion of the property conveyed to Mohsen Malakouti by Deed from Marie Jordan Hendrix, Gentry Lee Jordan, Gwendolyn Jordan Owens and Mary Alice Jordan of record in Book 10147, Page 791, dated August 6, 1996, Register's Office for Davidson County, Tennessee, and by Deed from Kristifer G. Dillehay of record as Instrument No. 20040412-0040533, dated March 31, 2004, Register's Office for Davidson County, Tennessee and of record in Book 3201, Page 526, Register's Office for Williamson County, Tennessee. And further being all of the same property conveyed to M and S Holdings, LLC, a Tennessee limited liability company by Quitclaim Deed dated May 20, 2014 from Mohsen Malakouti, of record in Instrument No. 20140617-0052510, Register's Office for Davidson County, Tennessee and of record in Book 6216, Page 494, Register's Office for Williamson County, Tennessee.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

I Amy Cross Nix do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nix, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 7/21/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22 day of June, 2017.

M AND S HOLDINGS, LLC,
a Tennessee limited liability company

By:
Name: Mohsen Malakouti
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mohsen Malakouti with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of M and S Holdings, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 22 day of June, 2017.

JOHN T. C... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of June, 2017.

Notary Public
My Commission Expires: 2/25/19

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 171-02-0-B-001-00co.

3. All Matters as shown on the Plan of record as set out on Exhibit "D" to the Condominium Declaration, of record in Instrument No. 20120330-0027201, Register's Office for Davidson County, Tennessee and in Book 5550, Page 514, Register's Office for Williamson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record as Instrument No. 20051117-0139058, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreements, filed of record as Instrument No. 20010720-0077153 and Instrument No. 20051117-0139057, Register's Office for Davidson County, Tennessee.

6. Shared Access and Parking Easement, filed of record as Instrument No. 20050804-0091884, Register's Office for Davidson County, Tennessee.

7. Easement as set out in the Agreed Final Order, of record in Book 8493, Page 502, Register's Office for Davidson County, Tennessee.

8. Application to Combine Parcels, of record as Instrument No. 20060126-0009843, Register's Office for Davidson County, Tennessee.

9. Subject to the Right-of-Way of Hardscuffle Road, now known as Church Street East.

10. Condominium Declarations of Five Fifties Land Condominium as recorded as Instrument Number 20120330-0027201, Register's Office for Davidson County, Tennessee, as amended by instruments recorded in Instrument No. 20120402-0027419, Instrument No. 20120410-0030382 and Instrument No. 20130221-0017471, said Register's Office, and also recorded in Book 5550, Page 514, Register's Office for Williamson County, Tennessee, as amended by instruments recorded in Book 5550, Page 567, Book 5557, Page 697, and Book 5844, Page 92, said Register's Office.

I Amy Cross do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 1/20/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BK/PG:7107/778-781
17024967

4 PGS : DEED	
TRACY RICHARDSON 495793 - 17024967	
06/22/2017 - 02:45:26 PM	
MORTGAGE TAX	0.00
TRANSFER TAX	8140.00
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	8163.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS