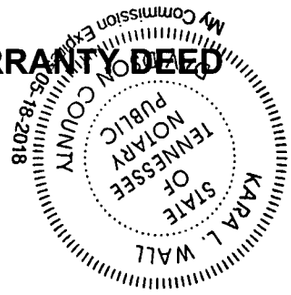
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

W-MH-17-2110

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Huffines	new owner	
(NAME)	(NAME)	**104-12-B-125.00CO**
2110 Portland Avenue #304		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **FEREYDOUN AGHAZADEH AND MITRA A. AGHAZADEH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL HUFFINES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 304 of Building 2 of Ashley Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200, Page 462, also referenced in the Master Deed of record in Book 6839, Page 635, corrected in Book 6864, Page 85, said Register's Office, to which 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 Fereydoun Aghazadeh and spouse, Mitra A. Aghazadeh, by Warranty Deed from Daniel M. Goodman, unmarried, recorded July 21, 2006 in Instrument No. 20060721-0088429, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Property taxes for the year 2017.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 462, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Ashley Place, of record in Book 6839, Page 635, corrected in Book 6864, Page 85, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2110 Portland Avenue #304, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170059102 DEEDWARR
Recvd: 07/11/17 09:50 2 pgs
Fees:13.00 Taxes:999.00
20170711-0069503

Witness my/our hand(s) this the 5th DAY OF JULY, 2017.

Fereydoun Aghazadeh by Laura Mitchell, Attorney-in-fact
Fereydoun Aghazadeh by Laura Mitchell, Attorney in Fact

Mitra A. Aghazadeh by Laura Mitchell, Attorney-in-fact
Mitra A. Aghazadeh by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FEREYDOUN AGHAZADEH AND MITRA A. AGHAZADEH, and who acknowledged he/she/they executed the same as the free act and deed of the said FEREYDOUN AGHAZADEH AND MITRA A. AGHAZADEH.

Witness my hand and official seal, this the 30th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212