Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0157

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 30, 2017.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20170060782 DEEDWARR
Recvd: 07/17/17 11:28 2 pgs
Fees: 13.00 Taxes: 462.50
20170717-0071566

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0157**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soheila Shahrezaei	**Pinnacle Bank**	142-4A-104.00
(NAME) **214 Old Hickory Blvd Unit 104**	(NAME) **150 3rd Ave., South**	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS) **Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pigskin Properties, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Soheila Shahrezaei, an unmarried individual,** 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. 104, in a Horizontal Property Regime of Belle Forest Condominium Apartments, created under Title 66, Section 27-101, et seq. As amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5438, page 699, and as amended in Book 6896, page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, page 167, Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Pigskin Properties, LLC by Quitclaim Deed from John A. Braswell dated June 16, 2017, filed of record in Instrument Number 20170628-0064960, in the Register's Office of Davidson County, Tennessee.

Further, being the same property conveyed to John A. Braswell by Quitclaim Deed from Pigskin Properties, LLC, Series H only dated January 4, 2008, filed of record in Instrument Number 20080107-0001438, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **214 Old Hickory Blvd Unit 104, Nashville, TN 37221**
(House Number) (Street) (City, State) (Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **June, 2017**.

Pigskin Properties, LLC

By: John A. Braswell, Managing Member

STATE OF TENNESSEE
COUNTY OF **Davidson**

John A Braswell

Before me, the undersigned Notary in and for said County and State, personally appeared the within named , whom I am personally acquainted and who upon his oath acknowledged himself to be the of , and that he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of .

WITNESS my hand and official seal on **6/30/2017**

managing member of Pigskin Properties LLC

NOTARY

MY COMMISSION EXPIRES: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY