BILL GARRETT, Davidson County
Trans:T20170063229 DEEDWARR
Recvd: 07/24/17 13:50 2 pgs
Fees:13.00 Taxes:1652.05
20170724-0074594

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $446,500.00

Affiant

Subscribed and sworn to before me, this 19 day of July 2017

Notary Public

My commission expires: 12-12-20

AMANDA MINOR
NOTARY PUBLIC
TENNESSEE
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Bossert **Kimberly Bossert**	Guaranteed Rate	**117030H35900CO**
2600 Hillsboro Pike Unit 359	3940 N. Ravenswood	
Nashville, TN 37212	Chicago, IL 60613	

FOR AND IN 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 ACKNOWLEDGE, WE,

Javad Kazemieh and Ladan Zia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Bossert and Kimberly Bossert , husband and wife

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 359 and Garage Spaces G-63 and G-64 on the Plan of The Enclave at Hillsboro Village, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Enclave at Hillsboro Village, a Condominium Development of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and 20060919-0116052, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Javad Kazemieh and Ladan Zia, by Warranty Deed from Jordin Tootoo, married, dated August 24, 2015, of record in Instrument No. 20150825-0085996, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Master Deed of record in Instrument No. 20051005-0119789, amended in Instrument No. 20060210-0016562 and Instrument No. 20060919-0116052, said Register's Office.

Quitclaim Deed for open space of record in Instrument No. 20070919-0111937, corrected by Scrivener's Affidavit of record in Instrument No. 20071002-0117298, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20040312-0028775, Instrument No. 20060228-0022027, and Instrument No. 20060406-0039476, said Register's Office.

Charter of record in Instrument No. 20050926-0115605, and Instrument No. 20050928-0116816, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 2600 Hillsboro Pike Unit 359, Nashville, TN 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 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 in 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.

Witness my/our hand(s) this 5 day of July, 2017.

Javad Kazemieh

Ladan Zia

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, Javad Kazemieh and Ladan Zia, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of July, 2017.

NOTARY PUBLIC

My Commission Expires: Feb 3, 2021

SHAWN R. TABATABAI
COMM. # 2178690
NOTARY PUBLIC - CALIFORNIA
COUNTY OF LOS ANGELES
MY COMM. EXP. FEB. 3, 2021