WARRANTY DEED

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $45,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF JULY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9126 AREVALO JV L

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Eunice Arevalo and Olga Lucia Arevalo	NEW OWNER	133150A07600CO
524 Hopkinsville Rd.		
Russellville, KY 42276		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BEHZAD AKBARI , AN UNMARRIED MAN,*

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

EUNICE AREVALO, AND OLGA LUCIA AREVALO, TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 320 WELCH RD UNIT M6, Nashville, TN 37211

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/or 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/or 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 hand~~ on the 25th day of July, 2017.

Behzad Akbari

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, BEHZAD AKBARI, 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 25th day of July, 2017.

Notary Public

My Commission Expires: 3/15/2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

BILL GARRETT, Davidson County
Trans: T20170064008 DEEDWARR
Recvd: 07/26/17 10:24 2 pgs
Fees: 13.00 Taxes: 166.50
20170726-0075499

EXHIBIT A - LEGAL DESCRIPTION

Being Unit M-6 of Pagoda Condominiums, created under Title 66, Chapter 27, Section 101 et. seq. as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, Page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set fourth in Exhibit A-1 of said Master Deed. Reference is herby made to the Plat of Pagoda Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being part of the same property conveyed by Warranty Deed from Abdollah Akbari, à.k.a. Abdolla Akbari and wife, Fariba Bakhtiyari to Behzad Akbari, as recorded on the 14th day of August, 2015 in 20150814-0081694 and Warranty Deed from Randy L. Perry and wife, Margaret N. Perry to Abdollah Akbari and wife, Fariba Bakhtiyari, as recorded on the 27th day of June, 2006 in Instrument No. 20060627-0076625, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions as set forth in Land Use Restriction Agreement recorded in Book 8561, Page 461, in the Register's Office of Davidson County, Tennessee , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of Pagoda Homeowners' Association, Inc. recorded in Book 6110, Page 98, in the Register's Office of Davidson County, Tennessee.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PAGODA CONDOMINIUMS of record in Book 6111, Page 22, as amended by instrument(s) of record in Book 9445, Page 492, Book 10458, Page 936 and Instrument No. 20130111-0003790, in the Register's Office of Davidson County, Tennessee; also subject to easements, rights and interests 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 building thereon.

f. Easement to Comcast of Nashville, LLC, recorded in Instrument No. 20131209-0124879, in the Register's Office of Davidson County, Tennessee.

g. Easement for Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6548, Page 128 and Book 8870, Page 923, in the Register's Office of Davidson County, Tennessee.

h. Subject to lien for special assessments as contained in the restrictions.

i. Subject to rights of others in and to the common areas and elements.

j. Subject property appears to be located within a floodplain.

k. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

l. Property taxes for the current year.