THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 2603 DEEDWARR
09/20/2017 11:36:43 AM 2 pgs
Fees: $13.00 Taxes: $160.95
20170920-0096371

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shapour Saberi 370 Wallace Road # F2 Nashville, Tennessee 37211	Shapour Saberi 344 Bell Rd.,Apt.C-41 Nashville, TN 37217	147-03-OB-015.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **SHEVAN AGID AND WIFE, IFTIKAR AGID**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **SHAPOUR SABERI**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A Condominium Apartment in Davidson County, Tennessee, being Unit No: F-2, of Southern Hills Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A-2", to the Master Deed of record in Book 6594, Page 502, Register's Office for said County, to which source 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 Shevan Agid and Iftikar Agid, husband and wife, by Warranty Deed from Holly Hills Apartments Partnership, a Tennessee General Partnership, of record in Instrument No. 20100204-0009005, recorded on 2/4/2010, Register's Office for Davidson County, Tennessee. Iftikar Agid is one and the same as Iftikar Dawoud.* ID

This property is commonly known as **370 Wallace Road # F2, Nashville, TN 37211**.

This conveyance is further subject to (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, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands as of the dates noted below:

Shevan Agid

Iftikar Dawoud
Iftikar Agid (Who is one and the same as Iftikar Dawoud) ID

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 **SHEVAN AGID**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13 day of September, 2017.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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 **IFTIKAR AGID**,*the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. *Iftikar Agid is one and the same as Iftikar Dawoud.

Witness my hand and official seal, this 14 day of September, 2017.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $43,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14 DAY OF SEPTEMBER, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON