**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 170813217**

Bill Garrett Davidson County
Batch# 23086 DEEDWARR
11/07/2017 09:50:35 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20171107-0114361

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $110,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2017.

Notary Public
My Commission Expires: _____

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Mohammad J. Ebrahimi and Shahnaz Ebrahimi<br>214 Old Hickory Blvd<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>142-04-0A-145.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Rahimi, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mohammad J. Ebrahimi and Shahnaz Ebrahimi, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 145 on the Plan of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, Register' s Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Forest, a horizontal property regime established by Master Deed of record in Book 5438, Page 699, as amended in Book 6082, Page 866, Book 7886, Page 939 and Instrument No. 20020321-0034877, said Register's Office.

Being the same property conveyed to John Rahimi by Warranty deed from Estate of Clata Craig McMahon Blount by Christopher Blount, as administrator of record in Instrument No. 20170613-0059322 Register's Office for Davidson County, Tennessee, dated June 08, 2017 and recorded on June 13, 2017.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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, though, or upon the land embracing

the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Belle Forest Condominium of record in Book 5438, Page 742, as amended in Book 6082, Page 866, Book 7886, Page 939 and Instrument No. 20020321-0034877, Instrument No. 20150618-0058446, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 5460, Page 987 and Book 6551, Page 78, in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5438, Page 699, as amended in Instrument No. 20020213-0019280. Instrument No. 20090819-0078072, in the Register's Office for Davidson County, Tennessee.

Belle Forest Leasing Rules of record in Instrument Number 20120125-0006973 and Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.

Easement to American Building Company of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utilities of record in Book 8019, Page 126, Book 8248, Page 214 and Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.

Deed to State of Tennessee of record in Book 7957, Page 145, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20091012-0094724 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 214 Old Hickory Blvd Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 3rd day of November, 2017.

John Rahimi

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Rahimi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON