THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 17-1068

Map-Parcel No. 081-02-0O-001.00CO, 081-02-0O-002.00CO, 081-02-0O-003.00CO, 081-02-0O-004.00CO

Bill Garrett Davidson County
Batch# 27318 DEEDWARR
11/17/2017 10:41:18 AM 2 pgs
Fees: $13.00 Taxes: $229.40

20171117-0118229

Property Address:
2205 A, B, C & D 24th Ave N, Units l, 2, 3 & 4
Nashville, TN 37208

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
RAHIM RAHIMI
108 Hunters Run
Nashville, TN 37209

Grantee's Name, Address:
KASEY BANE
43 Landfill Lane
Brushcreek, TN 38547

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HAMID TOLOOGOLZARI, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **KASEY BANE**, hereinafter "Grantee," his interest in the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Units 1, 2, 3, and 4 of 2205 24th Ave. North Cottages, A Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160818-0086616, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Said property was previously known as Lots 13 and 14, Beck Springs Addition, of record in Plat Book 332, page 81, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to HAMID TOLOOGOLZARI, a married man, RAHIM RAHIMI, a married man and JOHN RAHIMI, a married man, as tenants in common, from EDDIE SMOTHERMAN, unmarried, and BRAD SMOTHERMAN, married, and NATHAN HINES, married, by deed dated March 21, 2017, and recorded on March 24, 2017, of record in Instrument No. 20170324-0029012, Register's Office for Davidson, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This is property known as 2205A, B, C & D, 24th Ave N, Units 1, 2, 3 & 4, Nashville, TN 37208.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, his heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2017 Davidson County property taxes are a lien now due and payable.

2. All matters on the Plan of record in Plat Book 332, page 81, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions; By Laws and Plat with placement of units shown as Exhibit "B" for 2205 24th Ave. North Cottages, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160818-0086616, Register's Office for Davidson County, Tennessee, of record in Book @, page @, Register's Office for Davidson County, Tennessee.

4. Charter for 2205 24th Ave. North Cottages of record in Instrument No. 20160808-0086615m Registers Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4076, page 346, Register's Office for Davidson County, Tennessee.

6. The areas of private elements for each unit are shown on Exhibit "B" within Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160818-0086616, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 15th day of November, 2017.

HAMID TOLOOGOLZARI

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 **HAMID TOLOOGOLZARI**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 15th day of November, 2017.

Notary Public

My Commission expires: 12-01-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$62,000.00**.

Affiant

SWORN TO and subscribed before me on this 15th day of November, 2017.

Notary Public

My Commission expires: 12-01-20