30574-8

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 66886 DEEDWARR
03/09/2018 09:44:53 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180309-0022342

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of March, 2018.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW HOMER WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kamal Hajizadeh **Rana Hajizadeh**	**OWNERS**	**Map 118-04-0-B Parcel 138.00co**
553 Rosedale Avenue #138		
Nashville, TN 37211		

FOR AND IN 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,

Elizabeth Joan Winkler, an unmarried woman

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

Kamal Hajizadeh, unmarried man, as to an undivided 50% interest, and Rana Hajizadeh, unmarried woman, as to an undivided 50% interest, as joint tenants with right of survivorship

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:

Land in Davidson County, Tennessee, being Unit No. 138 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation, the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Row at Berry Hill Townhomes for placement of Units as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, said Register's Office, for a more complete description of said Unit.

Being all of the same property conveyed to Jerry L. Winkler and Elizabeth J. Winkler, husband and wife, by Deed dated August 8, 2011 from Douglas Chapman, unmarried, of record in Instrument No. 20110810-0061584, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 15D-557, Fourth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Elizabeth Joan Winkler, an unmarried woman by Quitclaim Deed dated June 8, 2015 from Jerry L. Winkler, an unmarried man and Elizabeth J. Winkler, an unmarried woman, of record in Instrument No. 20150624-0060510, said Register's Office.

Elizabeth J. Winkler being one and the same person as Elizabeth Joan Winkler.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan as set out on Exhibit "C" to the Declarations of record in Instrument No. 20071120-0135916, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Plan of record in Book 2330, Page 24, said Register's Office. (3) All matters shown on the Consolidation Plat of record in Instrument No. 20060502-0050289, said Register's Office. (4) Declaration of Covenants, Conditions and Restrictions and Bylaws of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee. (5) Charter of The Row at Berry Hill Townhouse Corporation of record in Instrument No. 20071120-0135915, Register's Office for Davidson County, Tennessee. (6) Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070614-0071114, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **553 Rosedale Avenue #138, Nashville, Tennessee 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 GRANTEES 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 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 **8th** day of **March, 2018.**

Elizabeth Joan Winkler

Elizabeth Joan Winkler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth Joan Winkler,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **March, 2018.**

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY