WARRANTY DEED

Bill Garrett Davidson County
Batch# 90422 **DEEDWARR**
05/09/2018 11:20:55 AM 2 pgs
Fees: $13.00 Taxes: $414.40

20180509-0044451

JM-BHHS-18-5304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/26/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-26-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aryan Dawoodi	**NEW OWNER**	
(NAME)	(NAME)	**161-01-0A-071.00-CO**
817 3rd Ave. N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DIEGO ROBALINO AND TETIANA ROBALINO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARYAN DAWOODI, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5304, No. 1, as shown on the Plat of Danbury, of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in Book 6612, Page 75, et seq., said Register's Office.

Being the same property conveyed to Diego Robalino and Tetiana Robalino by Warranty deed from Heather R. Steward, unmarried and Wayne K. Steward, married of record in Instrument No. 20060620-0073762 Register's Office for Davidson County, Tennessee, dated June 15, 2006 and recorded on June 20, 2006.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 6612, Page 122, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Danburyof record in Book 6612, Page 75 and Book 6612, Page 107, Register's Office for Davidson County, Tennessee.
- Lease Agreement of record in Book 5114, Page 39, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6461, Page 530 and Book 7291, Page 879, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 6625, Page 510, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5304 Edmondson Pike Apt 1, 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 GRANTEE(S), their heirs and 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 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 the 7th DAY OF MAY, 2018.

Diego Robalino by Laura Mitchell, Attorney-in-fact
Diego Robalino
by Laura Mitchell as his Attorney-in-fact

Tetiana Robalino by Laura Mitchell, Attorney-in-fact
Tetiana Robalino
by Laura Mitchell as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DIEGO ROBALINO AND TETIANA ROBALINO, and who acknowledged he/she/they executed the same as the free act and deed of the said DIEGO ROBALINO AND TETIANA ROBALINO.

Witness my hand and official seal, this the 7th of May, 2018.

Jordan T. Myers
Notary Public
My Commission Expires: 01-01-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212