**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180415963**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $286,000.00

Affiant

Subscribed and sworn to before me, this7th day of May, 2018.

Notary Public
My Commission Expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Bill Garrett Davidson County
Batch# 94293 DEEDWARR
05/18/2018 10:19:03 AM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20180518-0047716

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Hossein Moradipour<br>136 Matthew Lane<br>Nashville TN 37215 | New Owner | Tax Parcel ID No.<br>117-07-0D-002.00 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, **Matthew S. Crabtree and Marie M. Crabtree, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Courtney Lynn Moradipour**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium, in Davidson County, Tennessee, being Unit 2, on the Plan of Park Green Condominiums, of record in Plat Book 6250, Page 253, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Park Green, as of record in Book 6247, Page 872, as amended in Book 6453, Page 717 and Book 8430, Page 364, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Park Green, for proper identification.

Being the same property conveyed to Matthew S. Crabtree and wife, Marie M. Crabtree by Warranty Deed from Angella P. Current Felder, recorded on the 20th day of February, 2002 in Instrument No. 20020220-0021534, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARK GREEN CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 253 and Condominium Site Plan in Book 5200, Page 719.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Park Green Homeowners Associations, Inc. recorded in Book 6247, Page 869.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the

Master Deed establishing PARK GREEN CONDOMINIUMS of record in Book 6247, Page 872, as amended by instrument(s) of record in Book 6453, Page 717 and Book 8430, Page 364; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Stormwater Detention Agreement as set forth in instrument recorded in Book 6269, Page 167.

This is improved property located at 136 Matthew Lane Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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 7th day of May, 2018.

Matthew S. Crabtree

Marie M. Crabtree

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew S. Crabtree and Marie M. Crabtree, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2018.

Notary Public

My Commission Expires:




MY COMMISSION EXPIRES
SEPTEMBER 10, 2018