Bill Garrett Davidson County
Batch# 98537 DEEDWARR
05/31/2018 10:42:53 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20180531-0051856

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2088

STATE OF TENNESSEE,
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $439,900.00

Affiant

Subscribed and sworn to before me, this the 25th day of May, 2018

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 9/22/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Michelotti 336 Vivelle Avenue Nashville, TN 37210	New Owner	105-16-0-256.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **STS Property Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew Michelotti**, hereinafter called the Grantee(s), his/her/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 336, 336 VIVELLE AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions as shown on plat of record in Instrument No. 20170126-0008628, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Quit Claim Deed from STS Property Group, LLC, a Tennessee Limited Liability Company to STS Property Group, LLC, a Tennessee Limited Liability Company, as recorded on the 23rd day of November, 2016 in Instrument No. 20161123-0123785; Quit Claim Deed from STS Property Group, LLC, a Tennessee Limited Liability Company to STS Property Group, LLC, a Tennessee Limited Liability Company, as recorded on the 22nd day of August, 2013 in Instrument No. 20130822-0088656; Quit Claim Deed from Hamid Toloogolzari and Ali Shahhosseimi and Zabihollah Shahhosseimi to STS Property Group, LLC, a Tennessee Limited Liability Company, as recorded on the 18th day of February, 2009 in Instrument No. 20090218-0013540 and Special Warranty Deed from Sherling Limited Partnership (AKA Sherling Family Limited Partnership) to Hamid Toloogolzari and Ali Shahhosseimi and Zabihollah Shahhosseimi, as recorded on the 17th day of December, 2007 in Instrument No. 20071217-0144469, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **336 Vivelle Avenue, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever used, the singular number 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 25th day of May, 2018.

GRANTOR:

STS Property Group, LLC, a Tennessee Limited Liability Company

By: _____
Ali Shahosseini, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ali Shahosseini, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Member of STS Property Group, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of May, 2018.

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Jessica Lascelle
Notary Public
My Commission expires: 11-3-20