# WARRANTY DEED

Bill Garrett Davidson County
Batch# 105223 DEEDWARR
06/15/2018 11:30:56 AM 2 pgs
Fees: $13.00 Taxes: $1,988.38

20180615-0057749

M-VRES-18-1715A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12-15-2021 COUNTY OF WILLIAMSON

**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) |
|---|---|---|
| **Shayan Rouhanifard**<br>**Masoud Rouhanifard and Nooshin Ghalili Rouhanifard** | New Owner | |
| (NAME)<br>**1715 A 3rd Avenue North** | (NAME) | **082-05-0X-001.00** |
| (ADDRESS)<br>**Nashville, TN 37208** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **SHVILLE SALEMTOWN, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SHAYAN ROUHANIFARD, AN UNMARRIED MAN, AND MASOUD ROUHANIFARD AND NOOSHIN GHALILI ROUHANIFARD, HUSBAND AND WIFE,** hereinafter called the Grantees, 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 1715A, Cottages of Salemtown II, as shown in Declaration of Covenants, Conditions and Restrictions for Cottages of Salemtown II, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160602-0055554; as amended in Amendmment No. 1 to the Declaration of Covenants, Conditions and Restrictions for Cottages of Salemtown II in Instrument No. 20180614-0056975, both in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Shville Salemtown, LLC by Warranty deed from Elevate Land Investments, LLC of record in Instrument No. 20160218-0015601 Register's Office for Davidson County, Tennessee, dated February 18, 2016 and recorded on February 18, 2016.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160602-0055554, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 21, Page 7, 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: **1715 A 3rd Avenue North, Nashville, Tennessee 37208**.

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 hand this the 18th DAY OF MAY, 2018.

Shville Salemtown, LLC

BY: _____
Laura Mitchell
Authorized Agent

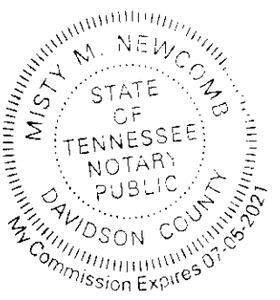
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 described in and who acknowledged herself to be the AUTHORIZED AGENT of SHVILLE SALEMTOWN, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of May, 2018.

_____
Notary Public

My Commission Expires: 7/5/21
(SEAL)




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