This instrument prepared by
and Return to:
Perrone & Young
Gregory S. Perrone
109 Westpark Dr., Ste. 330
Brentwood, TN 37027
615-373-6910

Bill Garrett Davidson County
Batch# 112542 DEEDWARRSP
07/03/2018 03:50:31 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00

20180703-0064753

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn before me, this the 28th day of June, 2018.

Notary Public

My Commission Expires: 9/7/2020

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Entente, LLC	SAME	118-11-0-131.0
3506 Byron Avenue	Same	
Nashville, TN 37205	Same	

IN CONSIDERATION of One ($1.00) Dollar and other valuable consideration paid, the receipt of all of which is hereby acknowledged, **ARDAVAN AFRAKHTEH,** a married man, does hereby sell, transfer and convey unto **ENTENTE, LLC**, a Tennessee limited liability company, the following described real estate located in Nashville, Davidson County, Tennessee:

SEE *EXHIBIT "A"* ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto the said Entente, LLC, a Tennessee limited liability company, its successors and assigns, forever in fee simple.

ARDAVAN AFRAKHTEH, covenants that he is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same, that the title thereto is clear, free and unencumbered, except as set forth on ***Exhibit "B"*** (Permitted Exceptions).

Grantor further covenants and binds itself, its successors, assigns and representatives to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against lawful claims of all persons claiming, by through or under Grantor, but not otherwise.

Grantor further covenants that the real estate was never marital property or a primary residence of the herein named Grantor.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, ARDAVAN AFRAKHTEH, has caused this instrument to be executed by its duly authorized officer on this the 28th day June, 2018.

ARDAVAN AFRAKHTEH by Gregory S. Perrone, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Gregory S. Perrone, as Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand, at office, this 28th day of June, 2018.

Carrie Borden

Notary Public

My Commission Expires: 12/6/21

Carrie Borden
State of Tennessee Notary Public
Williamson County
My Commission Expires Dec 6, 2021

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot(s) 11, Block "J", as shown on the map entitled the Plan of Berry HIll Gardens, of record in Plat Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ARDAVAN AFRAKHTEH, A MARRIED MAN, by deed from SHAMS PROPERTY, LLC, of record in Instrument No. 20160707-0069397, dated June 28, 2016, said Register's Office.

Being also known as 507 A Heather Place Nashville, Tennessee 37204.

EXHIBIT "B"
Exceptions

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 118-11-0-131.00.

2. Matters shown on the Plan of record in Plat Book 1130, page 36, said Register's Office.