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

File Number: 1-18-2447

Bill Garrett Davidson County
Batch# 114207 DEEDWARR
07/10/2018 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20180710-0066284

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 6th day of July, 2018

Notary Public
My Commission Expires: 9-20-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hamidreza Parsa 9418 Green Hill Circle Brentwood, TN 37027	New Owner	105-05-0-574.00 105-05-0-044.00

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, **Best Built Construction, Inc.,** a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hamidreza Parsa**, hereinafter called the Grantee, his heirs and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I:
Land in Davidson County, Tennessee, being Units A and B, 1215 14TH AVENUE SOUTH TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180531-0051960, in the Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Best Built Construction, Inc., a Tennessee corporation, by Warranty Deed from Frank Maxwell, III, a married person, dated March 31, 2016, of record in Instrument No. 20160401-0030939, Register's Office for Davidson County, Tennessee.

This unimproved property located at: **1215 14th Avenue S, Units A & B, Nashville, TN 37212**

TRACT II
Land in Davidson County, Tennessee, being Units A and B, 1217 14TH AVENUE SOUTH TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180531-0051961, in the Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Best Built Construction, Inc., a Tennessee corporation, by Warranty Deed from Frank Maxwell, III, a married

person, dated March 31, 2016, of record in Instrument No. 20160401-0030939, Register's Office for Davidson County, Tennessee.

This unimproved property located at: **1217 14th Avenue S, Units A & B, Nashville, TN 37212**

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 its 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 6th day of July, 2018.

GRANTOR:

Best Built Construction, Inc.,
a Tennessee Corporation

By: _____
Javad Salimi, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Javad Salimi, 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 is the President of Best Built Construction, Inc., 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 6th day of July, 2018.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

_____
Notary Public
My Commission expires: 9-20-21

201807100066284

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

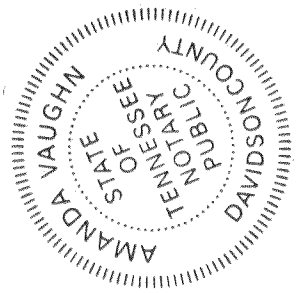
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)