Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Bill Garrett Davidson County
Batch# 116004 **DEEDWARR**
07/13/2018 10:26:11 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20180713-0068070

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $915,000.00

Affiant

Subscribed and sworn to before me this 2nd day of July, 2018.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David Kargarzadeh 1507 4th Ave N Nashville, TN 37208	New Owner	082-09-0J-500.00-C

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Craig L. Evans and Megan M. Evans, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David Kargarzadeh, a single man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 1507, together with the appurtenant interest in the common elements of Morgan Park Place West Condominiums, a horizontal property regime established by Declaration of record in Instrument No. 20140408-0029304, as an amendment to the Master Deed of Morgan Park Place West Condominiums in Instrument No. 20100622-0048863, said Declaration having been corrected by Scrivener's Affidavit in Instrument No. 20140425-0035118, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Correction to Declaration in Instrument No. 20140425-0035118, said Register's Office.

Being the same property conveyed to Craig L. Evans and Megan M. Evans, husband and wife, by deed dated August 27, 2015, from ZM Development Partners LLC, a Tennessee limited liability company, of record in Instrument No. 20150831-0087976, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Morgan Park Place West Condominiums of record in Plat Book 2 Page 30 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in the official records of Davidson County Register of Deeds.

3. Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps, and appurtenances, of record in Instrument No. 20100112-0002819.

4. Storm water detention agreement of record in Instrument No. 20050719-0083911.

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided by applicable condominium law or the Condominium Declaration and Bylaws recorded Instrument No. 20100622-0048863, said Declaration having been corrected by Scrivener's Affidavit in Instrument No. 20140425-0035118, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. The Condominium Declaration and Bylaws also provide that any violation thereof shall not defeat or render invalid the lien of a mortgage or deed of trust made in good faith and for value.

This property is improved property known as 1507 4th Avenue North, Nashville, TN 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 2nd day of July, 2018.

Craig L. Evans

Megan M. Evans

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of July, 2018, before me personally appeared Craig L Evans and Megan M Evans, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at Brentwood, Tennessee, this 2nd day of July, 2018.

Notary Signature
My commission expires: 2/25/19

