THIS INSTRUMENT PREPARED BY: **Bradley T. Bald, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00 S. [signature] Affiant Subscribed and sworn to before me, this 20 day of August, 2018. [signature] Notary Public My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Bill Garrett Davidson County
Batch# 131717 **DEEDWARR**
08/21/2018 01:10:24 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180821-0082870

WARRANTY DEED

Address New Owner: Reza Frazmand and Suzy Frazmand PO Box 150646 Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 117-08-0J-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALI FRAZMAND, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **REZA FRAZMAND AND SUZY FRAZMAND, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Lombardy Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Lombardy Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20061222-0158543, Register's Office for Davidson County, Tennessee, to which reference is hereby made- The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lombardy Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20061222-0158543, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to ALI FRAZMAND, by deed from MICHAEL JARED FOLLOWILL, MARRIED, of record in Instrument No. 20140512-0040403, dated May 9, 2014, said Register's Office.

This is improved property commonly known as: **3029 Brightwood Avenue, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and bind himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20 day of August, 2018.

ALI FRAZMAND

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALI FRAZMAND**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of August, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19