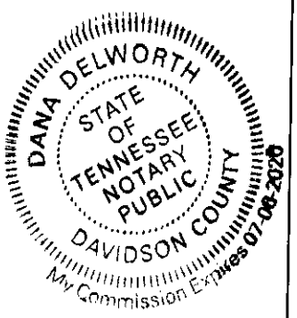
WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145131 DEEDWARR
09/25/2018 03:14:33 PM 2 pgs
Fees: $13.00 Taxes: $360.75
20180925-0095087



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Jordan L. Myers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aryan Dawoodi	New Owner	
(NAME) 817 3rd Ave. N., Apt. 404	(NAME)	147020A00900CO
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DIETER R. INSTINSKI AND BETTIE S. WILSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARYAN DAWOODI, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit Number 9, Building number A in the Coach House, (a condominium), created under Chapter 27, Title 64, of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4809, Page 829, Register's Office for Davidson County, Tennessee, and as shown on the plat of The Coach House, of record in Book 4675, Page 107, in said Register's Office, to which reference is hereby made, said Master Deed being amended by instrument of record in Book 4813, Page 964, said Register's Office.

Being the same property conveyed by Warranty Deed from Marissa L. Warren, unmarried to Dieter R. Instinski, as recorded on the 13th day of September, 2004 in Instrument No. 20040913-0110470, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Dieter R. Instinski to Diter R. Instinski and Bettie S. Wilson, husband and wife, as recorded on the 27th day of February, 2017 in Instrument No. 20170227-0019550, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 523 Harding Place #A-9, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BHHS 18-523-9

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. 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 20 day of Sept, 2018

DIETER R. INSTINSKI

BETTIE S. WILSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dieter R. Instinski and Bettie S. Wilson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019