Warranty Deed

Karen Y Johnson Davidson County Batch# 151999 **DEEDWARR** 10/17/2018 10:27:10 AM 2 pgs Fees: $13.00 Taxes: $166.50 20181017-0102853	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $45,000.00. Affiant Subscribed and sworn to before me this the 11th day of October, 2018. Notary Public My commission expires: 4-28-19

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
DLM Development, Inc.	New Owner	
1700 State Street, #409		133-15-0A-087.00-CO
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID HIGHSMITH, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DLM DEVELOPMENT, INC., A CALIFORNIA CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 located in Davidson County, Tennessee, being Unit No. O-1 of Pagoda Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Pagoda Condominium of record in Book 6111, Page 22, as amended in Book 9445,Page 492 and Book 10458, Page 936, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-2" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed.

Being a portion of the same property conveyed to Jamshid Sharifi and wife, Parvin Vafai by Warranty Deed from Jeff A. Bown and wife, Susan Bown of record in Instrument No. 20020425-0051296 Register's Office for Davidson County, Tennessee, dated April 19, 2002 and recorded on April 25, 2002.

Being a portion of the same property conveyed to Andrew Hall, aka Andrew Eugene Hall and Yamel Hall, husband and wife by Warranty Deed from Jamshid Sharifi and wife, Parvin Vafai of record in Instrument No. 20160926-0101362 Register's Office for Davidson County, Tennessee, dated September 15, 2016 and recorded on September 26, 2016.

Being a portion of the same property conveyed to David Highsmith, unmarried by Warranty Deed from Andrew Hall, aka Andrew Eugene Hall and Yamel Hall, husband and wife of record in Instrument No. 20170417-0037196 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 17, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 320 Welch Road # O-1, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of October, 2018.

David Highsmith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David Highsmith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of October, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021