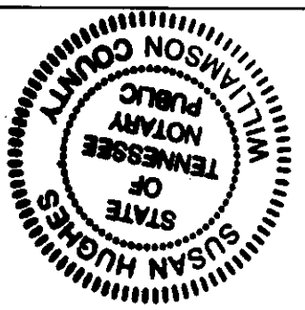
Karen Y Johnson Davidson County
Batch# 156723 DEEDWARR
11/05/2018 11:24:21 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20181105-0109482

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2018.

Notary Public

My commission expires: 03/03/19

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:
Michael Elefante Jillian C. Wozniak	New Owner	
1618 B Northview Avenue		072-10-0C-002.00-CO
Nashville, TN 37216		

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, **AMBER R. TERRELL, AN UNMARRIED WOMAN AND RAMIN ETTEHAD, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL ELEFANTE AND JILLIAN C. WOZNIAK**, 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:

Being Unit B, of the Homes at 1618 Northview Avenue, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1618 Northview Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140513-0041113, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amber R. Terrell, an unmarried woman, and Ramin Ettehad, an unmarried man by Warranty deed from Pinpoint Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160111-0002630 Register's Office for Davidson County, Tennessee, dated December 31, 2015 and recorded on January 11, 2016.

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 1613 B Northview Avenue, Nashville, TN 37216, 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 29th day of October, 2018.

Amber R Terrell by Ramin Ettehad, Attorney in Fact

Amber R. Terrell by Ramin Ettehad,
Attorney in Fact

Ramin Ettehad

STATE OF CALIFORNIA
COUNTY OF San Francisco

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ramin Ettehad, 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.

SYLVIA L. COSTELLO
COMM. #2158102
Notary Public - California
San Francisco County
My Comm. Expires June 25, 2020

Witness my hand and seal this 29th day of October, 2018.

Sylvia L Costello
Notary Public Sylvia L. Costello

My Commission Expires: June 25th 2020

STATE OF CALIFORNIA
COUNTY OF San Francisco

On this 29th day of October, 2018, before me personally appeared Ramin Ettehad, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amber R. Terrell, as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Amber R. Terrell.

SYLVIA L. COSTELLO
COMM. #2158102
Notary Public - California
San Francisco County
My Comm. Expires June 25, 2020

Witness my hand and seal this 29th day of October, 2018.

Sylvia L Costello
Notary Public Sylvia L. Costello

My Commission Expires:

June 25th 2020

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SAN FRANCISCO

On October 29 2018 before me, Sylvia L. Costello, Notary Public, personally appeared ROMIN ETEGHAD

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature of Notary Public

SYLVIA L. COSTELLO
COMM. #2158102
Notary Public - California
San Francisco County
My Comm. Expires June 25, 2020

(Notary Seal)

OPTIONAL INFORMATION

The acknowledgment contained within this document is in accordance with California law. Any certificate of acknowledgement performed within the State of California shall use the preceding wording pursuant to Civil Code section 1189. ***An acknowledgment cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. In addition, the correct notarial wording can only be signed and sealed by a notary public. The seal and signature cannot be affixed to a document without the correct notarial wording.***

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED
(Title of document)

Number of Pages 3 (Including acknowledgment)

Document Date October 29 2018

CAPACITY CLAIMED BY SIGNER

✓ Individual
____ Corporate Officer
____ Partner
____ Attorney-In-Fact
____ Trustee
____ Other: ____

MMXV H.WARDALE 925.786.8909 www.TotallyNotary.net