WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 176751 **DEEDWARR**
12/20/2018 03:57:08 PM 2 pgs
Fees: $13.00 Taxes: $658.60

20181220-0124141

File No.: HK-18-OMID-211

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/2020 (AFFIX SEAL)

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
OMID YAZDANPANAH	New Owner	096050A00700CO
(NAME)	(NAME)	096050A05100CO
328 Binkley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **ALDEN E. HORTON, III AND JULI G. HORTON, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **OMID YAZDANPANAH,** _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Improved Unit Nos. B-2L & C-5U on the PLAN OF CAMERON PARK OFFICE CENTER, CONDOMINIUM OFFICES, as of record in Record Book 6200, Page 49, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed by Special Warranty Deed from H and H Properties, LLC, a Tennessee Limited Liability Company to Alden E. Horton, III and wife, Juli G. Horton, as recorded on the 2nd day of August, 2018 in Instrument No. 20180802-0075737; Warranty Deed from Cameron Park Development Company, a Partnership, and Terry C. Reeves and Diane D. Reeves, d/b/a Cameron Park Development Company, and Terry C. Reeves and wife, Diane D. Reeves, as individuals to H and H Properties, LLC, a Tennessee Limited Liability Company, as recorded on the 30th day of December, 1994 in Deed Book 9559, Page 289 (Unit C-5U) and Warranty Deed from Mary Ann Tackett, a married woman to H & H Properties, LLC, as recorded on the 11th day of September, 2003 in Instrument No. 20030911-0133086, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 211 DONELSON PIKE, UNITS 7 AND 215, NASHVILLE, TN 37214
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 10th day of December, 2018.

ALDEN E. HORTON, III

JULI G. HORTON

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALDEN E. HORTON, III and JULI G. HORTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of December, 2018.

Notary Public
My Commission Expires: 5/5/20

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171