WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of December, 2018

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 11.22.21
(AFFIX SEAL)

THIS INSTRUMENT IS PREPARED BY AND RETURN TO:
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mohsen Sarfehjoo	New Owner	147-2B-23
(NAME)	(NAME)	
499 Beauchamp Circle		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 177119 DEEDWARR
12/21/2018 11:16:07 AM 2 pgs
Fees: $13.00 Taxes: $203.50
20181221-0124348

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, I/we, **Carol P. Johnson formerly known as Carol M. Perkins and Joe W. Johnson, wife and husband**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mohsen Sarfehjoo**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Unit B-103 of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, as amended, inclusive, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to plat of Caldwell Court Condominiums set forth in Exhibit A-2 of aid Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Carol M. Perkins by Warranty Deed from Mala M. Rakhra, unmarried, dated November 10, 1998, of record in Book 11202, page 772, Register's Office for Davidson County, Tennessee. The said Carol M. Perkins having since married and is now known as Carol P. Johnson.

Joe W. Johnson joins in this conveyance for the limited purpose of conveying any interest that he may have in said land by reason of marital status or otherwise.

RESTRICTIONS:

This conveyance is made subject to the Master Deed establishing a Horizontal Property Regime of Caldwell Court Condominiums, of record in Book 6188, page 744, as amended in Instrument No. 20070509-0055551 and as further amended in Instrument No. 20071011-0120947, said Register's Office, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Subject to a Sanitary Sewer and/or Storm Drainage Easement appearing of record in Book 4895, page 829, Register's Office for said County.

Subject to grant of easement appearing of record in Instrument No. 20150211-0012557, Register's Office for said County.

Rights of others in and to the common elements.

Unimproved ☐

This is improved ☒ property, known as 550 Harding Place, Unit B-103, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 20th day of December, 2018

Carol P. Johnson

Joe W. Johnson

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carol P. Johnson and Joe W. Johnson, 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, at office, this 20th of December, 2018.

Notary Public

My Commission Expires: November 22, 2021

CHRISTINE LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.