Karen Johnson Davidson County
Batch# 193596 DEEDWARR
02/11/2019 09:49:52 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20190211-0012572

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Ali Rafatjoo **1906B Bernard Avenue** **Nashville, TN 37212**	**New Owners**	**104-12-OG-002.00-CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$865,000.00**.

Affiant

Sworn to and subscribed before me this 30th day of January, 2019.

April G. Nichols State of Tennessee Notary Public Williamson County

Notary Public
My commission expires: 6-30-2019

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **LAND DEVELOPMENT.COM, INC.**, a Tennessee corporation (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **ALI RAFATJOO AND LORI J. IZABAL, husband and wife,** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the map entitled Master Declaration of Covenants, Conditions and Restrictions for Bernard Avenue Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20161201-0126072 and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20190102-0000422, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to LAND DEVELOPMENT.COM, INC., A TENNESSEE CORPORATION, by deed from ROBERT C. BLAKEY AND JANE B. BLAKEY, of record in Instrument No. 20161007-0106406 and corrected by Affidavit of Scrivener's Error of record in Instrument No. 20190102-0000421, dated September 30, 2016, said Register's Office.

This is improved property known as **1906B Bernard Avenue, Nashville, Davidson County, Tennessee.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 30th day of January, 2019.

GRANTOR:

LAND DEVELOPMENT.COM, INC.,
a Tennessee corporation

Ardavan Afrakhteh, President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Ardavan Arfrakhteh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged herself/himself to be the President of Land Development.Com, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation.

Witness my hand, at office, this 30th day of January, 2019.

Carrie Borden
Notary Public

My Commission Expires: 12/6/21



Exhibit A

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-12-OG-002.00-CO.

2. Matters shown on the Plan of record in Plat Book 332, Page 56 and Book 2803, Page 75, Register's Office of Davidson County, Tennessee.

3. Master Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20161201-0126072, said Register's Office.

4. Subject to Parking Access Easement of record in Book 6925, Page 787, said Register's Office.