Box #14
G# 31817-3

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 217481 **DEEDWARR**
04/15/2019 09:14:45 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20190415-0033892

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: **$ 190,000.00**

Affiant Signature

Subscribed and sworn to before me on this the **12th** day of **April, 2019**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission expires 1 / 17 / 21

NAME AND ADDRESS OF PROPERTY OWNER:
Lorenzo Panzica
Milene Furlan Panzica
SEND TAX BILLS TO: 1551 Wingfield Court
Birmingham, Alabama 35242

MAP AND PARCEL NUMBER: Tax ID #: 128130A43100CO

WARRANTY DEED

19NT00244

Effective the 12th day of April, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

FARHAD SADRI

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LORENZO PANZICA AND MILENE PANZICA, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

BEING a certain Condominium Apartment in Davidson county, Tennessee, being Unit No. 431 of Westfield (formerly the Hamlet) Condominiums created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and amended in Book 6801, Page 962, and further amended in Book 6831, Page 982, amended in Book 7271, Page 256, and Book 9608, Page 719, Register's Office for said County and State, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Farhad Sadri, by Cash Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, dated 01/14/2000 and recorded 01/19/2000 as Instrument 200001190006031, Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This is an improved property commonly known as 431 Westfield Dr., Nashville, Tennessee 37221.

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. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 12th day of April, 2019

Farhad Sadri

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Farhad Sadri, the within named bargainers with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 12th day of April, 2019.

Notary Public

My commission expires: 1/31/2021

