THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181213638

Karen Johnson Davidson County
Batch# 223311 DEEDWARR
04/29/2019 11:21:07 AM 2 pgs
Fees: $13.00 Taxes: $3,977.50
20190429-0039132

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Arash Yekrangi-Tajvidi 6006 Hill Circle Drive Nashville TN 37209	New Owner Same	Tax Parcel ID No. 103-01-0A-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mitchell Designs, LLC,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arash Yekrangi-Tajvidi ,a unmarried man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" Hill Circle Townhomes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Hill Circle Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20140707-0059681, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Hill Circle Townhomes, A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20140707-0059681, as amended in Instrument Number 20181003-0098273 and 20190411-0033067 and Bylaws appended thereto as Exhibit " B ", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Mitchell Designs, LLC by Warranty deed from Bonnie Mitchell, a married woman of record in Instrument No. 20170815-0083644 Register's Office for Davidson County, Tennessee, dated August 14, 2017 and recorded on August 15, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan attached as Exhibit "A" to the Declaration of Covenants and Restrictions for Hill Circle Townhomes, A Horizontal Property Regime with Private Elements of record as Instrument Number 20140707-0059681, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140707-0059681, as amended in Instrument No. 20181003-0098273, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Dedication of Easement and Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument Number 20060912-0113011 and Instrument No. 20170123-0007251, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6006 Hill Circle Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2019.

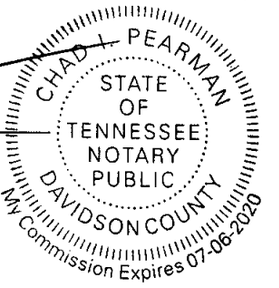
Mitchell Designs, LLC

BY:_____
William J. Mitchell, Manager/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared William J. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager/Member (or other officer authorized to execute the instrument) of Mitchell Designs, LLC, the within named bargainor, and that he as such authorized Manager/Member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Secretary.

Witness my hand and official seal, at office in Nashville, Tennessee, this 25th day of April, 2019.



Notary Public