WARRANTY DEED

Karen Johnson Davidson County
Batch# 234820 DEEDWARR
05/24/2019 03:19:00 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20190524-0049648

O-KW-19-348

BRIAN MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sahar Ashrafzadeh	**New Owner**	
(NAME)	(NAME)	
104 Aspen Court		**131-05-0B-348.00-CO**
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42104		
(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 consideration, the receipt of which is hereby acknowledged, **CHARLENE G. GREEN, TRUSTEE OF THE CHARLENE G. GREEN TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAHAR ASHRAFZADEH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 348 as shown on the Plan of Four Seasons, A Condominium Development, together with an undivided interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in book 6841, page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlene G. Green, Trustee of the Charlene G. Green Trust by Trustee's Quitclaim deed from Kathryn G. Young and/or Charlene G. Green, Trustees of The Jane C. Gupton Living Trust, established by the Revocable Trust Agreement of Jane C. Gupton dated March 04, 2008 of record in Instrument No. 20180314-0023979 Register's Office for Davidson County, Tennessee, dated March 09, 2018 and recorded on March 14, 2018.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee;
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiums of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee;
- Bylaws of record in Book 6841, Page 376, in the Register's Office for Davidson County, Tennessee;
- Charter for the Homeowners' Association of record in Book 6855, Page 917, amended in Book 8176, page 697, in the Register's Office for Davidson County, Tennessee;
- Easement for Ingress/egress & utilities of record in Book 5158, Page 851 and 852, in the Register's Office for Davidson County, Tennessee;
- Easements for ingress and egress of record in Book 6869, Page 157, book 6869, page 162, Book 6870, page 966 and Book 7776, page 899, Book 5158, Page 230 in the Register's Office for Davidson County, Tennessee;
- Grant of Easement of record in Instrument Number 20120521-0043888, in the Register's Office for Davidson County, Tennessee;
- Deed of Conveyance of sewer lines of record in Book 5271, Page 430, in the Register's Office for Davidson

County, Tennessee;
- Underground Utility Easement of record in Instrument Number 20010912-0099679, in the Register's Office for Davidson County, Tennessee;
- Engineer's Letter and Report of record in Book 6847, Page 125, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20180314-0023979 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;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **348 Summit Ridge Cir, Nashville, Tennessee 37215**.

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(S), 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 the ~~28th~~ 22nd DAY OF MAY, 2019.

Charlene G. Green Trust

BY: Charlene G Green
Charlene G. Green
Trustee

STATE OF TENNESSEE
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLENE G. GREEN, TRUSTEE of CHARLENE G. GREEN TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~28th~~ 22nd of May, 2019.

Kristin A. Stafford
Notary Public
My Commission Expires: 1-19-21
(SEAL)

KRISTIN A. STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212