Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $154,000.00.

Affiant

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW
3310 West End Ave

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 6th day of June, 2019.

Notary Public
My commission expires: 9-6-22

03-1905-38872

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
David R. Hamann 21 Vaughns Gap Rd., E75 Nashville TN 37205	CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	129-15-0-A-075.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mohsen Ahmadi, a single individual**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David R. Hamann and Ann M. Marrott, husband and wife**, hereinafter called the Grantees, their successors 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 No. 75, on the Plan of Belle Meade Highlands Condominium, created under Title 66, Chapter #27, Section #101, et seq., as amended Tennessee Code Annotated, and as established by the Master Deed for Belle Meade Highlands Condominium of record in Book 7091, Page 302; Instrument No. 20080424-0042111; Instrument No. 20150520-0046371; and Instrument No. 20150818-0083106, Register's Office for Davidson County, Tennessee, 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 the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Mohsen Ahmadi, a single individual by Special Warranty Deed from First Tennessee Bank, N.A., dated October 24, 2007, recorded November 8, 2007, of record in Instrument No. 20071108-0131898, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 21 Vaughns Gap Rd., E75, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Karen Johnson Davidson County
Batch# 240750 **DEEDWARR**
06/10/2019 08:48:58 AM 2 pgs
Fees: $13.00 Taxes: $569.80

20190610-0055037

WITNESS my hand this 6th day of June, 2019.

Mohsen Ahmadi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Mohsen Ahmadi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 6th day of June, 2019.

Notary Public

My Commission expires: 03/08/2021

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY