This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4455

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $462,500.00

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2019

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 260946 DEEDWARR
07/23/2019 11:18:21 AM 2 pgs
Fees: $13.00 Taxes: $1,711.25
20190723-0072173

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Irving Basanez 1217 B 14th Ave S. Nashville, TN 37212	Synovus Bank 3770 Hillsboro Road Nashville, TN 37215	105-05-1B-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Hamidreza Parsa, a married man****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Irving Basanez,** unmarried hereinafter called the Grantee(s), his/her/their heirs 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 B, 1217 14th Avenue South Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions in Instrument No. 20180531-0051961, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Hamidreza Parsa by Warranty deed from Best Built Construction, Inc., a Tennessee Corporation of record in Instrument No. 20180710-0066284 Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 10, 2018.

This Instrument executed on behalf of Hamidreza Parsa ("Principal") by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument Number 20150202-0009697, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is improved property located at: **1217 B 14th Avenue South, Nashville, TN 37212.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BE-19-1217B

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; and we do covenant with the 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 15th day of July, 2019.

GRANTOR:

Hamidreza Parsa by, his attorney-in-fact

Hamidreza Parsa by Christopher M. Corriveau, his Attorney-In-Fact

STATE OF TENNESSEE,
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Hamidreza Parsa ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 15th day of July, 2019.

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Hamidreza Parsa
To: Irving Basanez

STATE OF TENNESSEE,
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 16th day of July, 2019.

Notary Public
My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY