Karen Johnson Davidson County
Batch# 295756 DEEDWARR
10/03/2019 01:03:18 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00
20191003-0101298

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1387

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ahmad C. Khansari and wife, Shahrzad Toghraie**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christine C. Barggren, Trustee of The Christine C. Barggren Revocable Trust, dated August 4, 2000**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A certain Condominium Apartment known as Unit 1901 of the Horizontal Property Regime of Viridian Condominium pursuant to Master Deed of record in Instrument No. 20061004-0122833 and Addendum of record in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description,

Being the same property conveyed to Ahmad C. Khansari and wife, Shahrzad Toghraie by deed from Gary Cooper and wife, Michele Lee Cooper, dated May 11, 2009, of record in Instrument No. 20090527-0048669, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 415 Church Street #1901, Nashville, TN 37219.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of October, 2019.

X _____
Ahmad C. Khansari

X _____
Shahrzad Toghraie

State of Tennessee)
County of Davidson)

On this 1st day of October, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Ahmad C. Khansari and Shahrzad Toghraie, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

KENNETH W. BALLEW NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

_____
Notary Public

My Commission Expires: 11-3-20

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 680,000.00.

_____
Affiant

Sworn and subscribed before me on this the 1st day of October, 2019.

_____
Notary Public

My Commission Expires: 11/3/20

DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Christine C. Barggren, Trustee	NEW OWNER	093-06-1J-138.00
Chritine C. Barggreen Revocable Trust		
415 Church Street #1901		
Nashville, TN 37219		