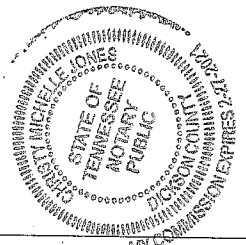
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 309711 DEEDWARR
11/01/2019 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20191101-0112765



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **555,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caoyun Xu	Same	
1000B Woodmont Boulevard		118-09-0J-002.00-CO
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Nosrat Soltani, Trustee of the of the Nosrat Soltani Living Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caoyun Xu, a married man**

HEREINAFTER CALLED THE GRANTEES, 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, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Edalat Townhomes of record as Instrument No. 20170329-0030567, and amendment recorded in Instrument No. 20190628-0062843 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Reza E. Soltani and wife, Nosrat E. Soltani by Warranty deed from Winchel Realty, LP of record in Instrument No. 20051021-0127568 Register's Office for Davidson County, Tennessee, dated September 30, 2005 and recorded on October 21, 2005. The said Reza E. Soltani (Reza Edalat Soltani) having died on December 03, 2014, with title now vested in Nosrat E. Soltani as surviving tenant by the entirety.

Being a portion of the same property conveyed to Edalat, LLC by Quitclaim deed from Nosrat E. Soltani, a widow of record in Instrument No. 20160218-0015521 Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 18, 2016.

Being a portion of the same property conveyed to Nosrat Soltani, Trustee of the Nosrat Soltani Living Trust by Quitclaim deed from Edalat, LLC of record in Instrument No. 20180315-0024598 Register's Office for Davidson County, Tennessee, dated March 03, 2018 and recorded on March 15, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1000B Woodmont Boulevard, Nashville, TN 37204.**

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. 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 hand this the 30th day of October, 2019.

Nosrat Soltani Living Trust

Nosrat Soltani trustee by Soghrat Soltani Agent and Attorney in fact

Nosrat Soltani, Trustee by Soghrat Soltani, Agent and Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Soghrat Soltani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Nosrat Soltani, Trustee of the Nosrat Soltani Living Trust, as her Agent and Attorney in Fact, as the free act and deed of the within named Nosrat Soltani, Trustee of the Nosrat Soltani Living Trust.

Witness my hand and official seal this the 30th day of October, 2019.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

My Commission Expires: _____

Notary's Seal (If on paper)