Karen Johnson Davidson County
Batch# 357105 DEEDWARR
02/12/2020 12:50:38 PM 3 pgs
Fees: $18.00 Taxes: $1,082.25

20200212-0016103

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $292,500.00.

Affiant

Subscribed and sworn to me this 11th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 9-13-2020

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

R&R
40.

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PW)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33239

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas V. White 36 Old Club Court Nashville, TN 37215	NEW OWNER	104-02-0S-023.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Parviz Baghaii, married**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Thomas V. White**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 308, together with parking space number 8, together with the appurtenant interest in the common elements of Hedrick Place Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20000203-0011406, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Parviz Baghaii, unmarried, by Warranty Deed from Ruth R. Williams, unmarried of record on September 9, 2009 as Instrument No. 20090909-0084496, Register's Office for Davidson, Tennessee.

The subject property is not, and never has been, the principal residence of Grantor or his spouse, Andrea Ward Baghaii.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 116 31st Avenue North, Apt. 308, Nashville, TN 37203.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 07 day of February, 2020.

Parviz Baghaii

STATE OF SOUTH CAROLINA, COUNTY OF ~~MORRY~~ Horry

Before me personally appeared Parviz Baghaii 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 that he executed the same as his free act and deed.

Witness my hand and official seal this 7th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 09/07/2028

(seal)

GORDON CARTER
Notary Public - State of South Carolina
My Commission Expires September 7, 2028