This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

NEW OWNER:
SEYED R. GHIASSI
2522 Nashboro Blvd.
Nashville, TN 37217
SEND TAX BILL TO:
New Owner

Karen Johnson Davidson County
Batch# 437497 DEEDWARR
07/14/2020 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $810.30
20200714-0077044

MAP 135 120 E 29400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon W. Brewer and Ashily Brewer**, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **SEYED R. GHIASSI and MASOUMEH MASOUDIVIRSAGH**, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:
Being Unit No. 294, on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, page 159, as amended by Instrument No. 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon W. Brewer and Ashily Brewer, husband and wife, by Deed dated September 1, 2017, from Kayla M. Williams, f/k/a Kayla M. Teasley and Duryea Williams, wife and husband, of record in Instrument No. 20170906-0091508 Register's Office for Davidson County, Tennessee.

This is improved property known as 2522 Nashboro Blvd., Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 11703, page 520; Book 4827, page 14; Book 5469, page 840; Book 7751, page 907; Instrument 20000316-0027171; Instrument No 20010322-0027768; Instrument No. 20031118-0168332; Instrument No. 20000627-0063887 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Charter contained in an instrument of record in Book 11703, page 518, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
By-Laws contained in an instrument of record in Book 11703, page 560, ; Instrument No. 20031118-0168332, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to easements set forth in an instrument of record in Book 8870, page 887, 932.; Book 4868, page 74; Book 4815, page 425; Instrument No. 20001012-0101575 & 20001012-0101573; Instrument No. 20010314-0024179, Instrument No. 20020815-0096780; Book 10110, page 854; Book 10110, page 860; Instrument No. 20001012-0101575, Instrument No. 20020507-0056329 said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to easements for right of way, set forth in an instrument of record in Book 4460, page 149-151, 156; Book 48620, page 74, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to an easement for common area, set forth in an instrument of record in Instrument No. 20001010-0100360, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to a Judgement of Taking, set forth in an instrument of record in Book 4254, page 410, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

Subject to Lease contained in an instrument of record in Trust Deed Book 10690, page 327, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Subject to all of those facts, conditions and limitations shown on the Plat of record as amended in Instrument No.20050222-0018814; 2005022-0018813; 20000322-0027768; Instrument No. 20031118-0168332; Instrument No. 20020710-0083054; Instrument No. 20031118-0168332; Instrument No. 20020820-0100664; Book 11700, pages 49 & 50; Book 6200, page 341 and Book 4660, page 159, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

Agreement for PUD contained in an instrument of record in Instrument No. 20020507-0056329 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

Parking Rules of record in Instrument No. 20091105-0102438 and Instrument No. 20110923-0073937 in the Register's Office for Davidson County, Tennessee.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 10th day of July, 2020.

Brandon W. Brewer

Ashily Brewer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brandon W. Brewer and Ashily Brewer**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of July, 2020.

NOTARY PUBLIC

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $219,000.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of July, 2020.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022