THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131589

Karen Johnson Davidson County
Batch# 519713 DEEDWARR
11/23/2020 09:04:02 AM 2 pgs
Fees: $13.00 Taxes: $1,041.55

20201123-0137128

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Williamson

The actual consideration or value, whichever is greater, for this transfer is: $281,500.00.

Affiant

Subscribed and sworn to before me, this 20th day of November, 2020.

Notary Public
My Commission Expires: 2-19-2024

HILLARY D SECKMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dr Goran Bekhtyar and Sozan Mahmood Bekhtyar 2025 Woodmont Blvd Unit 206 Nashville TN 37215	New Owner	Tax Parcel ID No. 117 11 0J 206.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **B and T Partnership, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dr Goran Bekhtyar and Sozan Mahmood Bekhtyar, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 206, together with Garage No. C-1, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-015685 and re-recorded as Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to B and T Partnership, a Tennessee general partnership, by Warranty Deed from Dabney W. Phillips, a single woman, of record in Instrument No. 20150814-0081773, in the Register's Office of Davidson County, Tennessee, dated August 11, 2015 and recorded on August 14, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE HILLMONT CONDOMINIUMS of record in Instrument No. 20040209-0015685 and re-recorded in Instrument No. 20040212-0017074, as amended by instrument(s) of record in Instrument No. 20050404-0036415 and in Instrument No. 20050512-0053861, and any amendments thereto; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Easement for Comcast, recorded in Instrument No. 20110930-0075711.

Right of Entry Agreement as set forth in instrument recorded in Book 9921, Page 620.

This is improved property located at 2025 Woodmont Blvd Unit 206 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 20th day of November, 2020.

B and T Partnership, a Tennessee General Partnership

BY: _____
William B. Owen, Partner

_____
William T. Owen, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William B. Owen and William T. Owen with whom I am personally acquainted, and who acknowledged themselves to be the Partners of B and T Properties, a Tennessee General Partnership, the within named bargainer, and that they as such Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Partners.

Witness my hand and official seal, this 20th day of November, 2020.

Notary Public _____
My Commission Expires: _____

