File 34312-8 Box 14

Karen Johnson Davidson County
Batch# 586308 DEEDWARR
03/08/2021 09:34:23 AM 2 pgs
Fees: $13.00 Taxes: $843.60

20210308-0029780

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$228,000.00.**

Amelia Parvin Rahbar
Affiant

Subscribed and sworn to before me, this the 5th day of March, 2021.

Notary Public

My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Amelia Parvin Rahbar	**Crescent Mortgage Company**	**Map 103-15-0-b Parcel 044.00co**
4487 Post Place #44	**PO Box 28258**	
Nashville, TN 37205	**Atlanta, GA 30358**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Steve B. Bartlett and Mary Lee Bartlett, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amelia Parvin Rahbar

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 No. 44 on the Plan of Lion's Head Condominium Apartments, of record in Plat Book 5200, Page 82, as established under Master Deed of record in Book 5340, Page 70, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steve B. Bartlett and Mary Lee Bartlett, husband and wife, by Deed dated August 8, 2014 from Cecelia Frances Lovvorn, now known as Cecelia Casey, married, of record in Instrument No. 20140811-0071930, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 5200, Page 82, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6909, Page 212 and Book 7196, Page 827, Register's Office for Davidson County, Tennessee. 3) Master Deed of Lion's Head Condominium Apartments, of record in Book 5340, Page 70, as corrected in Book 5342, Page 683 and By-Laws appended thereto in Book 5340, Page 121, Register's Office for Davidson County, Tennessee. 4) Charter of Lion's Head Homeowners' Association, Inc. of record in Book 5342, Page 2, said Register's Office. 5) Sewer Line Easements of record in Book 3224, Page 527, and in Book 3376, Page 102, Register's Office for Davidson County, Tennessee. 60 Right-of-Way Agreement to construct and maintain a pipe line for natural gas granted Nashville Gas Company, of record in Book 3969, Page 788, Register's Office for Davidson County, Tennessee. 7) Overhead Line Easement of record in Book 4995, Page 32, Register's Office for Davidson County, Tennessee. 8) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board, of record in Book 4889, Page 140, Register's Office for Davidson County, Tennessee. 9) All matters shown on the Boundary Plat of record in Book 4675, Page 134, Register's Office for Davidson County, Tennessee. 10) Agreement for Grant of Easement for Conservation Greenway, of record in Instrument No. 20040728-0090473, Register's Office for Davidson County, Tennessee. 11) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20120521-0043889, Register's Office for Davidson County, Tennessee. 12) Grant of Easement to Piedmont Natural Gas Company, Inc, of record in Instrument No. 20150831-0087898 and Instrument No. 20181012-0101325, said Register's Office. 13) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4487 Post Place #44, Nashville, TN 37205**

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 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/our hand(s) this 5 day of **March, 2021.**

Steve B. Bartlett

Mary Lee Bartlett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Steve B. Bartlett and Mary Lee Bartlett,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of **March, 2021.**

Notary Public

My Commission Expires: 11/8/24

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON