WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$73,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Spence	**John Spence**	**131-2-A-92CO**
(NAME)	(NAME)	
2116 Hobbs Road, #M-5	4712 Clandenin	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN** 37220	
(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, **SUZANNE NASSEH AND NADER NASSEH**, AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN SPENCE**, 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, and being Unit No. M-5 on the plan of Hobbs House Condominium Apartments as of record at Book 4595, Page 74 as amended at Book 5200, Page 54 and as described in the Master Deed as of record at Book 5289, Page 515, as amended, all in the Register's Office for said County, and all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and the conveyance hereby made.

Being the same property conveyed to Suzanne Nasseh and Nader Nasseh, as tenants in common by deed from Ruth Randolph, Trustee of record in Book 10717, Page 155 Register's Office for Davidson County, Tennessee.

The said Suzanne Nasseh and Susanne Nasseh are one and the same.

This conveyance is subject to any and all existing easement and restrictions of record.

unimproved ☐
This is improved ☒ property, known as **2116 Hobbs Road Unit M-5, Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 8th day of February, 2001.

Susanne R. Nasseh

Nader Nasseh
by: Suzanne Nasseh, his Attorney-In-Fact

his Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 02/09/01 14:30 2pgs
Fees:11.00 Taxes:271.95

20010209-0013041

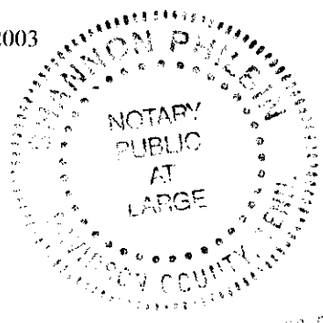
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susanne R. Nasseh the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2001.

Commission expires: July 26, 2003



Shannon Philbin — Notary Public

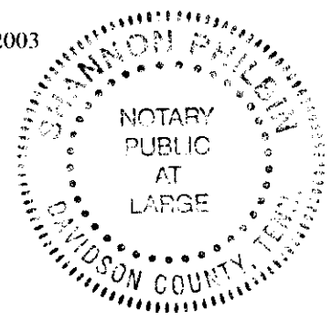
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Suzanne Nasseh with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-In-Fact for the within named Nader Nasseh and being authorized to act on behalf of said person executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of February, 2001.

Commission expires: July 26, 2003



Shannon Philbin — Notary Public

My Commission Expires JULY 26, 2003