Map 104 100C Parcel 9

BILL GARRETT, Davidson County
Trans:T20100047922 DEEDWARR
Recvd: 08/04/10 10:07 2 pgs
Fees:13.00 Taxes:1036.00

20100804-0061251

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]
Maher Fawaz	
3521 Richardson Ave	New Owner
Nashville, TN 37205	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Ave., Ste 201, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **William C. Allen** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Maher Fawaz** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

A part of Elmington Condominium tract as shown per Revised Plan of record in Plat Book 4300, Page 200, Register's Office for Davidson County, identified as follows:

Unit E-9 on said Plat as shown in and described by the Master Deed establishing horizontal property regime with respect to Elmington Condominium, including the Surveyors Plans and the Administrative By-laws, the unto attached and exhibited, recorded in Book 4486, Pages 553-566 of the Register's Office of Davidson County, Tennessee.

Whereas, Master Deed and Bylaws made applicable to plan of record in Book 4300, Page 200, by instrument of record in Book 4673, Page 102, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges and appurtenances thereunto belonging, as set forth in the same Master Deed, Surveyor Plans and Administrative Bylaws, including limitations such units undivided percentage interest in the land and general common elements;

Subject, however, to all of the provisions, conditions, restrictions, options, burdens and undertakings contained in the Master Deed, the Surveyors Plans and Administrative Bylaws thereunto attached, and to the rules and regulations, all of which the purchaser does assume and agree to observe and perform, including but not limited to the payment of assessments.

Being the same property conveyed by Quitclaim Deed from S. Norfleet Allen, III and William C. Allen, Trustees of the Allen Family Trust established April 26, 2010 to William C. Allen as recorded in Instrument No. 20100804-0061250, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which is assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF ELMINGTON CONDOMINIUM, as recorded in Plat Book 4300, Page(s) 200 as recorded in the Register's Office for Davidson County, Tennessee.
3. Terms and provisions of by-Laws of Elmington Condominium Association recorded in Book 4486, Page 547, as amended in Book 4963, Page 263, Book 5362, Page 258 and Book 5516, Page 302, said Register's Office.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ELMINGTON CONDOMINIUM of record in Book 4486, Page 547, as corrected in Book 4673, Page 102, as amended by instrument(s) of record in Book 4963, Page 265, said Register's Office.
5. Agreement as set forth in instrument recorded in Book 4686, Page 883, said Register's Office.

This is improved property commonly known as: 3521 Richardson Ave., Nashville, TN 37205

[STATE OF TENNESSEE]
[COUNTY OF WILSON]

The actual consideration or value, whichever is greater for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me
this 30th day of July, 2010

My Commission Expires: _____

My Commission Expires 01/09/2012

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of July, 2010.

William C. Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2010, before me personally appeared William C. Allen to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY