WARRANTY DEED

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16353

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abdul M. Elmughrabi	F & M Bank	082140a07700co
(NAME) 946 1st Avenue North	(NAME) 50 Franklin Street	
(ADDRESS) Nashville, Tennessee 37201	(ADDRESS) Clarksville, TN 37040	
(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, Susan K. Parris and husband, Ritchie Parris, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abdul M. Elmughrabi, unmarried, 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 946 of the Riverfront Condominiums, as established by Master Deed of Record at Instrument Number 20051221-0153160, First Amendment as Instrument Number 20051228-0155671, Second Amendment as Instrument Number 20060518-0058640, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Susan K. Parris, a married woman, by deed of record in Instrument No. 20091020 0097009, Register's Office for Davidson County, Tennessee.

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

Ritchie Parris joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Susan K. Parris by Ritchie Parris as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110601-0041817, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 946 1st Avenue North, Nashville, TN 37201

(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.

BILL GARRETT, Davidson County
Trans:T20110032532 DEEDWARR
Recvd: 06/01/11 14:17 2 pgs
Fees:13.00 Taxes:358.90
20110601-0041818

Witness my hand this 18th day of May, 2011.

Susan K. Parris by Ritchie Parris, as her attorney in fact

Ritchie Parris

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 Ritchie Parris with whom I am personally acquainted or proved to me on thebasis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

AND

On this the 18th day of May, 2011, before me personally appeared Ritchie Parris, the person who executed the foregoing instrument on behalf of Susan K. Parris and who acknowledged that he executed the same as the free act and deed of the said Susan K. Parris, through Power of Attorney granted he by the said Susan K. Parris.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2011.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County