BILL GARRETT, Davidson County
Trans:T20120077423 DEEDWARR
Recvd: 10/11/12 13:10 2 pgs
Fees:13.00 Taxes:1369.00

20121011-0093321

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $370,000.00. Affiant Subscribed and sworn to before me, this the 9th day of October, 2012. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hibah Edward Qubain	New Owner(s)	
1021 North Stafford Street		09304003800
Arlington, VA 22201		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PANTHEON DEVELOPMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HIBAH EDWARD QUBAIN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 206 on the Plan of Williams Addition to Edgefield of record in Plat Book 21, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pantheon Development Partners, LLC by Quitclaim Deed from Pantheon Development, LLC of record at Instrument No. 20120321-0023979, Register's Office for Davidson County, Tennessee, dated March 20, 2012.

Being the same property conveyed to Pantheon Development, LLC by Deed from Jarred McNeal, an unmarried man of record at Instrument No. 20120123-0006110, Register's Office for Davidson County, Tennessee, dated January 20, 2012.

Being the same property conveyed to Jarred McNeal, an unmarried man by Special Warranty Deed from Prudential Relocation, Inc. of record at Instrument No. 20080603-0056299, Register's Office for Davidson County, Tennessee, dated May 13, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 702 Shelby Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of October, 2012.

Pantheon Development Partners, LLC, a Tennessee Limited Liability Company

By: _____
Name: Jamie T. Reedy
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie T. Reedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Pantheon Development Partners, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of October, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014