WARRANTY DEED

G-RL-12-1808

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Ron Limb	Same (NAME)	
177 First Avenue N (ADDRESS)	(ADDRESS)	
Nashville, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	92-12-A-205.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAM HASSAN HALWANI, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RON LIMB, MARRIED AND ED LIMB, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 205, STATE HOUSE CONDOMINIUM, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 7333, PAGE 36, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO SAM HASSAN HALWANI, UNMARRIED BY WARRANTY DEED FROM NADER KARSHENAS, UNMARRIED, RECORDED ON THE 28TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080228-0019670, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1808 State Street #205, Nashville, Tennessee 37203
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20130001328 DEEDWARR
Recvd: 01/07/13 08:10 2 pgs
Fees:13.00 Taxes:370.00
20130107-0001527

Witness my/our hand(s) this 28th day of December, 2012.

Sam Hassan Halwani BY
Bashar Halwani ATTORNEY IN FACT

Sam Hassan Halwani by Bashar Halwani,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of December, 2012, before me personally appeared Bashar Halwani to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sam Hassan Halwani and who acknowledged he/she/they executed the same as the free act and deed of the said Sam Hassan Halwani.

Witness my hand and official seal, this the 28th day of December, 2012.

Notary Public

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

** SAM HASSAN HALWANI AND SAM HALWANI ARE ONE AND THE SAME PERSON.