THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110011** **AFTER RECORDING RETURN TO:** **Summit Title & Escrow, LLC** **8583 Cordes Circle** **Germantown, TN 38139**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $106,000.00. Affiant Subscribed and sworn to before me, this 25 day of November, 2013. Notary Public **PRESTON I. NEALY, E Sgt, USAF** My Commission Expires: **Paralegal** 2016

BILL GARRETT, Davidson County
Trans:T20130101250 DEEDWARR
Recvd: 12/03/13 09:19 2 pgs
Fees:13.00 Taxes:392.20
20131203-0122791

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
RPA4, LLC	RPA4, LLC	Tax Parcel ID No.
5001 Plaza on the Lake, Suite 200	5001 Plaza on the Lake, Suite 200	052130B33000CO
Austin, TX 78746	Austin, TX 78746	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashraf Ellaboudy, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RPA4, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 14 on the Plan of River Glen Phase 7, of record in Instrument #20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument #20040713-0083147, First Amendment recorded at Instrument #20040915-0111299 and Resolution recorded at Instrument #20040915-0111301, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashraf Ellaboudy, married by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 20th day of December, 2004 in Instrument No. 20041220-0151051, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER GLEN PHASE 7, as recorded in Instrument No. 20040212-0016958, Open Space Plat recorded at Instrument No. 20030319-0036614, Plat Book 6900, Pages 650-651 and Plat Book 6900, Page 671.

Charter of Homeowners Association recorded in Book 8069, Page 158 and Instrument No. 20020425-0051348.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIVER GLEN of record in Book 7566, Page 571 , as amended by instrument(s) of record in Instrument Nos. 20040713-0083147, 20040915-0111299 and 20040915-0111301; also subject to easements, rights and interests in favor of other unit owners, and all

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Water Main, recorded in Book 7061, Page 196.

Easement recorded in Book 3961, Page 681, Book 7296, Page 484 and Book 11030, Page 731.

Conveyance to Homeowners Association recorded at Instrument No. 20040713-0083148.

Stormwater Detention Agreement recorded at Instrument No. 20010816-0088874.

This is improved property located at 2633 River Meade Way Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of November, 2013.

Ashraf Ellaboudy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashraf Ellaboudy, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2013.

Notary Public

My Commission Expires: 2016

PRESTON I. NEALY, SSgt, USAF
Paralegal

UNITED STATES AIR FORCE
NOTARY PUBLIC
OF THE
UNITED STATES
JUDGE ADVOCATE