WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/17/14 14:05 3 pgs
Fees:18.00 Taxes:314.50
20140117-0004981

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Linda Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2014.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/27/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nadia Mansour	Nadia Mansour	061-05-OA-033.00
(NAME)	(NAME)	
423 Lemont Drive	250 NE 20th St., Apt 519	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Boca Raton, FL 33431	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rachel Eriamiatoe, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nadia Mansour, a widow**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 105, on the Condominium Site Plan, Phase I, Poplar Glen, a Horizontal Property Regime, as shown by plat appearing of record in Plat Book 6900, Page 646, as corrected by Surveyor's Certificate of Correction of record in Book 7572, Page 609, and filed as Exhibit "C' to and established by the Master Deed of record in Book 7534, Page 591, as amended in Book 7548, Page 612, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Rachel Eriamiatoe, unmarried by Warranty Deed dated 02/27/2003 from Dennis R. Autry and Stephen H. Sullivan of record in Instrument 200403080026320, and corrected in Instrument No. 20040414-0041791, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2014 are a lien but are not yet due and payable; (2) All matters as set forth per Book 6900, Page 646, Book 7572, Page 609, said Register's Office; (3) Master Deed and By-Laws filed for record in Book 7534, Page 591, said Register's Office. Said Master Deed and Bylaws were amended of record in Book 7548, Page 612, said Register's Office; (4) Articles of Incorporation of Poplar Glen Homeowners' Association of record in Book 8069, Page 166, said Register's Office; (5) Articles of Incorporation of Poplar Glen Property Owners' Association of record in Book 8189, Page 674, said Register's Office; (6) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 5129, Page 28, said Register's Office; (7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 5325, Page 322, said Register's Office; (8) Final Judgment of record in Book 5526, Page 854, said Register's Office; (9) Agreement for Dedication of Easement Water Mains and Appurtenances Easement of record in Book 6974, Page 989, said Register's Office; (10) Stormwater Detention Agreement Easement of record in Book 7401, Page 541, said

Register's Office; (11) Deed of Conveyance Easement of record in Book 7893, Page 374, said Register's Office; (12) Deed of Conveyance Easement of record in Book 7893, Page 439, said Register's Office; (13) Charter Amendment of record in Book 7634, Page 226, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 423 Lemont Drive, Nashville, TN 37216

(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/or 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/or 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.

Witness my hand this 16th day of January, 2014.

Rachel Eriamiatoe

Rachel Eriamiatoe

State of Tennessee
County of Sumner

Personally appeared before me Rachel Eriamiatoe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of January, 2014.

Brenda Huntsman

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY