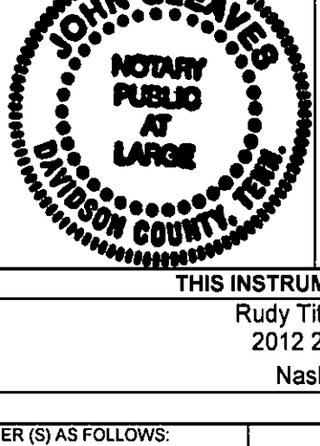
WARRANTY DEED



J-FSBO-14-348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 5 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nazar Zaweti and Adel Rashed	New Owner	
(NAME)	(NAME)	**134-163.00**
348 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **TONY NI,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NAZAR ZAWETI AND ADEL RASHED, AS TENANTS IN COMMON** 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 Lot 1, HARDING PLACE PARK, RESUBDIVISION OF LOT 1 ON THE PLAN OF RESUBDIVISION OF LOT 2, as shown on plat of record in Plat Book 5210, Page 289, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tony Ni by Warranty Deed from Adex Partners, a Tennessee general partnership composed of Paul E. Cook and Michael B. McKee, recorded on the 12th day of September, 2000 in Instrument No. 20000912-0090426, in the Register's Office of Davidson County, Tennessee.

****SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR OR GRANTEES.**

This conveyance is subject to:
- County of Davidson taxes for the year 2014 were prorated at closing and assumed by the Grantee.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARDING PLACE PARK, RESUBDIVISION OF LOT 1 ON THE PLAN OF RESUBDIVISION OF LOT 2, as recorded in Plat Book 5210, Page(s) 289, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4304, Page 735 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Deed of Easement recorded in Book 4656, Page 168.
- Reciprocal Easement Agreements recorded in Book 6235, Page 282 and Book 5602, Page 636.
- Subject to any unrecorded Leases.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **348 Harding Place, Nashville, Tennessee 37211**.

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:T20140018016 DEEDWARR
Recvd: 03/18/14 10:08 2 pgs
Fees:13.00 Taxes:1295.00

20140318-0022204

Witness my/our hand(s) this the 13th DAY OF MARCH, 2014.

Tony Ni by Wendy Ni, Attorney-in-fact

Tony Ni by Wendy Ni, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wendy Ni, 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 TONY NI, and who acknowledged he/she/they executed the same as the free act and deed of the said TONY NI.

Witness my hand and official seal, this the 13th of March, 2014.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212