BILL GARRETT, Davidson County
Trans:T20140034006 DEEDWARR
Recvd: 05/15/14 14:09 2 pgs
Fees:13.00 Taxes:440.30

20140515-0041894

WARRANTY DEED

File No.: ALW-14-2120-104

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,999.00

D. Cowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5/13/14

Lynne Ward
Notary Public

MY COMMISSION EXPIRES: 2/28/17
(AFFIX SEAL)

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ammar H. Elmubarak and Azza Elkandu	Amar Elmubarak	95-5-B-96.00 CO
(NAME)	(NAME)	
2120 Lebanon Pike #104	2120 Lebanon Pike #104	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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/WE, **NKIRUKA C. ATUEGWU AND HUSBAND, EMEKA P. EYISI**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **AMMAR H. ELMUBARAK AND WIFE, AZZA ELKANDU**, 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 104, EASTHAVEN TOWNHOMES, PHASE 2, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, amended in Instrument Nos. 20020709-0082357 and 20030425-0055753, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nkiruka C. Atuegwu and husband, Emeka P. Eyisi by Warranty Deed from Jill Jordan, unmarried, dated 07/24/2008, recorded 07/31/2008 in Instrument No. 20080731-0078427, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2120 Lebanon Pike #104, Nashville, TN 37210
(House Number) (Street) (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 GRANTEES, 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.

Witness my/our hand(s) this 2ND day of May, 2014.

Nkiruka C. Atuegwu

Emeka P. Eyisi

STATE OF Connecticut
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nkiruka C. Atuegwu and husband, Emeka P. Eyisi, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2ND day of May, 2014.

Barbara L Rugar
Notary Public
My Commission Expires: 8/31/20

(SEAL) BARBARA L. RUGAR NOTARY PUBLIC CONNECTICUT

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171