(1)

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20140047354 DEEDWARR Recvd: 07/02/14 14:18 2 pgs Fees:13.00 Taxes:943.50 20140702-0058421	The actual consideration or value, whichever is greater, for this transfer is **$255,000.00** Affiant Subscribed and sworn to before me, this the 30 day of June, 2014. Notary Public My commission expires: (AFFIX SEAL)

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
August 9, 2015
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shareen Brace	New Owner	**Map 128-16-0-A Parcel 021-00co**
7052 Still Spring Hollow Drive		
Nashville, Tennessee 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Awadh A. Binhazim and wife, Tauhida Famau

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shareen Brace

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 75, on the Plan of Still Spring Hollow Subdivision, Section I, Phase I, 1st Revision, of record in Book 7900, Page 135, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Awadh A. Binhazim and wife, Tauhida Famau, by General Warranty Deed dated June 29, 1998 from Gillespie Builders, Inc., a Tennessee corporation, of record in Book 10999, Page 348, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following exceptions: (1) The Plan of record in Book 7900, Page 135, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Boundary Plat of record in Plat Book 6900, Pages 991 and 992, Register's Office of Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of Still Spring Hollow Subdivision of record in Book 7963, Page 400, and amended in Book 8179, Page 464, Register's Office for Davidson County, Tennessee. (4) By-Laws of Still Spring Hollow Owners Association, of record in Book 8294, Page 40, Register's Office for Davidson County, Tennessee. (5) Charter of Still Spring Hollow Owners Association, of record in Book 7930, Page 909, Register's Office for Davidson County, Tennessee. (6) Conveyance of common areas to Still Spring Hollow Homeowners Association, of record in Book 8257, Page 634, Register's Office for Davidson County, Tennessee. (7) Easement conveyed to Harpeth Valley Utility District, of record in Book 9740, Page 971, Register's Office for Davidson County, Tennessee. (8) Easement for Stormwater Detention Agreement conveyed to Metro Government, of record in Instrument No. 20030220-0022601, Register's Office for Davidson County, Tennessee. (9) Taxes for 2014 which have been prorated and assumed by the grantee herein.

This is improved (__X__) Unimproved (____) property, known as **7052 Still Spring Hollow Drive, Nashville, Tennessee 37221**

275915P

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 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 GRANTEES, 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 day of **June, 2014.**

Awadh A. Binhazim

Tauhida Famau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Awadh A. Binhazim and Tauhida Famau,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this day of **June, 2014.**

Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.