BILL GARRETT, Davidson County
Trans:T20140053692 DEEDWARR
Recvd: 07/24/14 14:57 2 pgs
Fees:13.00 Taxes:666.00

20140724-0065976

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Kristen Barth
Affiant

Subscribed and sworn to before me, this the 18th day of July, 2014.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

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
Abdelrahman Hussein Emily Ealey	GUIDANCE RESIDENTIAL	Map 114-08-0-C Parcel 087-00
7277 Charlotte Pike #221	11107 SUNSET HILLS RD, #200	
Nashville, TN 37209	RESTON, VA 20190	

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,

Matthew N. Sandlin and Victoria H. Sandlin, husband and wife

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

Abdelrahman Hussein and Emily Ealey, husband and wife

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:

Being Unit 84 on the Plan of West Park, Phase 2 as established by Declaration of Covenants, Conditions and Restrictions for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541,as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowner's Association, Inc., of record in Instrument No. Davidson County, Tennessee, of record in Instrument No. 20041221-0151636, and further amended in Instrument No. 20050222-0018812, and shown on a plan of West Park, Phase 2 as set out on Exhibit "B" to the Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041221-0151636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew N. Sandlin and Victoria H. Sandlin, husband and wife, by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20051025-0128552, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Matthew N. Sandlin, pursuant to a Power of Attorney executed by same on the 1st day of July, 2014, of record in Instrument No. 20140724-0065975 Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1)The Plan as set out on Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041221-0151636, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2)Conveyance of common area to West Park Homeowners Association, Inc. in Instrument No. 20120731-0067330, said Register's Office. 3)All matters shown on the Boundary Plats of record in Instrument No. 20040624-0075136 and in Instrument No. 20041112-0136248, Register's Office for Davidson County, Tennessee. 4)Grant of Overhange Easement for electric power lines of record in Book 6301, Page 684, Register's Office for Davidson County, Tennessee. 5)Storm Water Detention Agreement of record in Instrument No. 20030530-0073233, Register's Office for Davidson County, Tennessee. 6)Declaration of Covenants, Conditions, Restrictions and By-Laws of West Park Homeowners' Association, Inc., of record in Instrument No. 20040304-0024541 and Amendment and Supplement for Phase 2 of record in Instrument No. 20041221-0151636 and as further amended in Instrument No. 20050222-0018812 and Instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **7277 Charlotte Pike #221, Nashville, TN 37209**

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 **18th** day of **July, 2014.**

Matthew Sandlin signed by Victoria Sandlin his attorney in fact

Matthew N. Sandlin by Victoria H. Sandlin, Attorney-in-Fact

Victoria Sandlin

Victoria H. Sandlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **July, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **18th** day of **July, 2014,** before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Victoria H. Sandlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Matthew N. Sandlin** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Matthew N. Sandlin**, for the purpose therein contained, by signing the name of **Matthew N. Sandlin,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **July, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.