WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140058483 DEEDWARR
Recvd: 08/11/14 09:23 3 pgs
Fees:18.00 Taxes:497.65
20140811-0071945

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS THE~~ 21ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

JANE GRASSER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: ALW-14-1030

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
Mohamad Soliman and Kelly Soliman	Same address	142-5-C-33.00 CO
(NAME)	(NAME)	
1030 Todd Pries Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **UDEAGHA EZEBUIRO AND WIFE, ADAEZE ATUEGWU AND NKIRUKA ATUEGWU, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MOHAMAD SOLIMAN AND KELLY SOLIMAN**, 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 No. U-404, together with Carport Designated as U-404-C, PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDIMINIUM APARTMENTS, AMENDED, as shown on plat of record in Plat Book 4860, Pages 107, 108 and 109, 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 Udeagha Ezebuiro and wife, Adaeze Atuegwu and Nkiruka Atuegwu, joint tenants with rights of survivorship by Warranty Deed from Gregory V. Slonim and wife, Leyla Slonim, dated 06/29/2004, recorded 07/01/2004, in Instrument No. 20040701-0078781, in the Register's Office for 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 1030 Todd Pries Drive, Nashville, TN 37221
(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 21st day of July, 2014.

Udeagha Ezebuiro

Adaeze Atuegwu

STATE OF MARYLAND
COUNTY OF ANNE ARUNDEL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Udeagha Ezebuiro and wife, Adaeze Atuegwu, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of July, 2014.

Notary Public TERRI SUPLER
My Commission Expires: 8/31/15

(SEAL)

TERRI SUPLER
Notary Public-Maryland
Anne Arundel County
My Commission Expires
August 31, 2015

Nkiruka Atuegwu

STATE OF Connecticut
COUNTY OF Middlesex

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nkiruka Atuegwu, the within named bargainor, 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, this the 21st day of July, 2014.

Barbara L Rugar
Notary Public
My Commission Expires: 8/31/2016

BARBARA L RUGAR NOTARY PUBLIC CONNECTICUT

RETURN TO:

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