Davidson County DEEDWARR
Recvd: 11/19/14 10:02 2 pgs
Fees:13.00 Taxes:240.50
20141119-0106566

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of November, 2014, by and between James C Tolbert, unmarried, party of the first part, and Fawaz Al-Abdi, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Certain Condominium Unit C-8, West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq, as amended, TCA, and as established by a Master Deed of record in Book 5923, Page 704, Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plan of West Meade Condominium of record in Plat Book 5200, Page 430, said Register's Office, to which plan reference is made for a more complete description.

Being all or part of the same property conveyed to Being property conveyed to James C. Tolbert by virtue of that certain Warranty Deed dated August 19, 2002, at Instrument No. 20020828-0104436 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to By-Laws of record at Book 7333, Page 418, Charter recorded at Book 5918, Page 953, Easements of record at Book 4520, Page 836, Book 6561, Page 87, 90 and Book 8808, Page 872 and Plat of Record at Plat Book 5200, Page 430 and any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

James C Tolbert

James C Tolbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James C Tolbert and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of November, 2014.

Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires: _____

Property Owner & Address: Fawaz Al-Abdi
6680 Charlotte Pike apt C8
Nashville, TN 37209

Tax Parcel No 102070A02400CO

Property Address: 6680 Charlotte Pike
Apt C8
Nashville, TN 37209

MAIL TAX BILLS TO: Owner at Property Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $65,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ashlee Page
AFFIANT

SUBSCRIBED AND SWORN TO before me this 18th day of November, 2014.

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

My Commission Expires:_____

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18