Davidson County	DEEDWARR
Recvd: 12/08/14 15:42	2 pgs
Fees:13.00 Taxes:488.40	
20141208-0112397	

WARRANTY DEED

COUNTY OF DAVIDSON * SUSAN L HEINRICH * STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day Dec of 2014.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nabil R Yafai and Fekreya Al-Gaad	Bank of Tennessee	114 11 0A 026.00
(NAME)	(NAME)	
7470 Charlotte Pike Unit 1	2525 West End Avenue, Ste. 1275	
(ADDRESS)	(ADDRESS)	
Nashville 37209	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Two Thousand And No/100 Dollars ($132,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Anastasia Chmielewski**,* hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nabil R Yafai and Fekreya Al-Gaad**,** 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:

* unmarried
** Husband and Wife

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee being Unit No. 1, on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code, Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20001212-0122257, amended in Instrument No. 20020125-0010757, in Instrument No. 20020125-0010758, in Instrument No. 200201021-0128687, and in Instrument No. 20040115-0006459, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of West Hills Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same premises conveyed to Anastasia Chmielewski by Warranty Deed from Karl E. Haury, Jr., Married dated June 7, 2004 and recorded June 23, 2004 as Instrument No. 20040623-0074726, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-142108

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7470 Charlotte Pike Unit 1, 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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 4th day of December, 2014.

Anastasia Chmielewski

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Anastasia Chmielewskithe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2014.

Notary Public

My Commission Expires: 9/19/18

(SEAL)

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017