BILL GARRETT, Davidson County
Trans:T20150010075 DEEDWARR
Recvd: 02/09/15 14:25 2 pgs
Fees:13.00 Taxes:222.00
20150209-0011960

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Nabil R. Yafai et ux
532 Wheatfield Way
Nashville, TN 37209-5022

SEND TAX BILL TO:
Owner

MORTGAGEE:
Bank of Tennessee
2525 West End Avenue, Suite 1275
Nashville, TN 37203

MAP/PARCEL
090-11-A-30-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Paul Thompson and Wanda Thompson, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Nabil R. Yafai and wife, 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:

Land in Davidson County, Tennessee, being **Unit No. 30** on the Plan of **Rock Harbor Condominium**, as shown by plat and survey of record in Book 6153, pages 463-466, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, page 432, et. Sec., as amended in Book 6162, pages 251-270, said Register's Office.

Being the same property conveyed to Paul Thompson and Wanda Thompson, husband and wife, by Warranty Deed dated October 30, 2008, from Goldie Davis, unmarried, of record in Instrument #20081103-0108945, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **515 Basswood Avenue, B-30, Nashville, Tennessee 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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **5th** day of **February, 2015.**

Paul Thompson

Wanda Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Paul Thompson and Wanda Thompson, husband and wife**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of February, 2015.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of February, 2015.

R. Francene Kavin, NOTARY PUBLIC

My Commission Expires: 11/5/2016

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #15-009