ADDRESS NEW OWNER:
Nisrin Alkurdi

320 Stone Hinge Way
Nashville TN 37221

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20150010360 DEEDWARR
Recvd: 02/10/15 12:02 2 pgs
Fees:13.00 Taxes:331.15
20150210-0012288

MAP & PARCEL NOS.:
142040A01300CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michelle A. Kilpatrick NKA Michelle A. Moore** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Nisrin Alkurdi, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Unit No. 13 on the Plan of Belle Forest Condominium Apartments of record in Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Thomas L. Adcock and Michelle A. Kilpatrick as joint tenants with the right of survivorship and not as tenants in common, from Cindy S. Smith, Trustee, by Quitclaim Deed recorded on January 24, 2006, in Instrument No. 20060124-0009205, Register's Office for Davidson County, Tennessee. The said Thomas L. Adcock died on November 9, 2014, leaving Michelle A. Kilpatrick as the sole surviving joint tenant. The said Michelle A. Kilpatrick is now known as Michelle A. Kilpatrick Moore.

This is property with a common address of **210 Old Hickory Blvd., Unit 13, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1)Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.(3) Master Deed in Book 5438, Page 699, as amended in Book 6082, Page 866, said Register's Office.(4) Appointment of Substitute Trustee in Book 7886, Page 939, said Register's Office.(5) Leasing Rules in Instrument No. 20120125-0006973, said Register's Office.(6) By-Laws in Book 5438, Page 742, as modified in Book 6082, Page 866, as amended in Instrument No. 20020321-0034877, said Register's Office.(7) Charter for Homeowners Association in Book 6551, Page 78, said Register's Office.(8) Easement Agreement in Book 5074, Page 945, said Register's Office.(9)Deed to State of Tennessee regarding permanent easement of a drainage facility of record in Book 7957, Page 145, said Register's Office.(10) Dedication of Public Utilities Easement in Book 8019, Page 126, said Register's Office.(11) Dedication of sewer line easement in Book 8248, Page 214, said Register's Office.(12) Deed and Agreed Order for Possession to Harpeth Valley Utility District appearing in Instrument No. 20000915-0091869, said Register's Office.

The Grantor warrants that the subject property is not her residence and is not subject to any marital rights therein.

Mem

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of February, 2015.

Michelle A. Kilpatrick NKA Michelle A. Moore

Michelle A. Kilpatrick NKA Michelle A. Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michelle A. Kilpatrick NKA Michelle A. Moore** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **6th** day of **February 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1502-017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $89,500.00.

Affiant

Subscribed and sworn before me this 6th day of February, 2015.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017