WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021723 DEEDWARR
Recvd: 03/25/15 10:48 2 pgs
Fees:13.00 Taxes:1268.73
20150325-0025572

O-VRES-15-211A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-27-18 (AFFIX SEAL)

MORGAN O'NEIL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elaina F. Al-Nimri and Walid O. Al-Nimri Joyce M. Al-Nimri	**Pinnacle Bank**	
(NAME)	(NAME)	**083-13-0C-019.00-CO**
211 A South 11th Street	**150 3rd Avenue South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **WOLFGANG F. ROEDER AND WIFE, JUDITH L. ROEDER,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELAINA F. AL-NIMRI, A SINGLE WOMAN AND WALID O. AL-NIMRI AND JOYCE M. AL-NIMRI, HUSBAND AND WIFE,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 211A of MC3, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing MC3 of record in Instrument Number 20070628-0077498, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Wolfgang F. Roeder and wife, Judith L. Roeder by Warranty deed from Martin Corner, G.P., a Tennessee General Partnership composed of Martin Corner, LLC, and MCP Ventures, LLC of record in Instrument No. 20110617-0046696 Register's Office for Davidson County, Tennessee, dated June 17, 2011 and recorded on June 17, 2011.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 2, Page 43, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of MC3 of record in Instrument Number 20070628-0077498, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument Number 20041004-0118907, as re-recorded in Instrument 20050315-0028365, in the Register's Office for DavidsonCounty, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070713-0083561, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Instrument Number 20070713-00083681, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **211 A South 11th Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 23rd DAY OF MARCH, 2015.

Wolfgang F. Roeder

Wolfgang F. Roeder

Judith L. Roeder

Judith L. Roeder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WOLFGANG F. ROEDER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of March, 2015.

Mary Frances Rudy

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212