This document prepared by (and after recording return to):

Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

BILL GARRETT, Davidson County
Trans:T20150068403 DEEDWARR
Recvd: 08/14/15 10:48 3 pgs
Fees:18.00 Taxes:1461.50
20150814-0081672

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Twins Plus Partners, a Tennessee general partnership.,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Ali Allehbi and Mohammed Allehbi, tenants in common with rights of survivorship**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 307, together with the appurtenant interest in the common elements of Midtown Lofts Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233 and Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master.

Being the same property conveyed to Twins Plus Partners, a Tennessee general partnership by deed from Midtown Lofts, LLC, a Tennessee Limited Liability Company of record as Instrument No. 20071116-0134564, said Register's Office.

MAP AND PARCEL:104-2C-307CO

This property is known as 205 31st Avenue North #307, Nashville, TN 37203

This conveyance is subject to the following:

1.) Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, and including, but not limited to the Declaration of Restrictions, Covenants and Easements.

2.) Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

Grantor and Grantee intend that the vesting of both the Leasehold Interest (as defined in the Declaration) in a Leasehold Unit (as defined in the Declaration) and the fee simple interest in the corresponding Unit (as defined in the Declaration) in the same person(s) shall not merge the Leasehold Interest and the fee simple interest unless and until the Leasehold Termination Date (as defined in the Declaration) has occurred with respect to that Unit."

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand, this 13th day of August, 2015.

Twins Plus Partners, a Tennessee general partnership

By: Sandy H Smith
Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for Davidson County, Tennessee, Sandy H Smith, with whom I am personally acquainted (or is identified upon basis of satisfactory evidence presented to me), and who, upon oath, acknowledged himself to be the Authorized Partner of **Twins Plus Partners.**, and that as such Authorized Partner he executed the forgoing instrument for the purposes therein contained, having been fully authorized to do so, by signing his name as Authorized Partner.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 13th day of August, 2015.

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 2/27/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Ali Allehbi	New Owner
205 31st Avenue N #307	
Nashville, TN 37203	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$395,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 13th day of August, 2015.

Affiant

(Seal)

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Notary Public

My commission expires:

12/27/2016