| WARRANTY DEED<br>TT2015-513 | OATH OF CONSIDERATION: |
|---|---|
| SHEILA B. STEVENSON NOTARY EXP. 6/30/17 PUBLIC MADISON COUNTY, TENNESSEE | SS.<br>STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,000.00<br>AFFIANT<br>SWORN TO AND SUBSCRIBED BEFORE ME THIS 16th DAY OF SEPTEMBER, 2015<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES: |

**THIS INSTRUMENT PREPARED BY:**
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S): |
|---|---|---|
| **Malek Yafai**<br>**532 Wheatfield Way**<br>**Nashville, TN 37209** | **Same** | 102 07 0A 068.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Al Vance husband and Stacey Vance wife, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Malek Yafai, *(hereinafter called "Grantee")*, 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 B-8 of the Avenue Nashville West, Inc. (fka West Meade Condominium), created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, page 704, as amended in instrument Number 20120724-0065040, 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 Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Al Vance and Stacey Vance, husband and wife, by deed from Winsome Patricia Wright on September 16, 2013, of record in Instrument Number 20130917-0098007 Register's Office Davidson County, TN.

The above-described property is improved property known as **6680 Charlotte Pike B-8, Nashville, TN 37209**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record in Book 6561, page 90; and Book 8808, page 872; (4) All matters appearing on the plan of record in Book 5200 page 430; (5) All applicable government and zoning regulations; (6) Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Book 8293, page 704; Book 6227, page 653; Book 7333, page 418; and Instrument Number 20120724-0065040, Register's Office for Davidson County, Tennessee; (7) By-Laws of record in Book 5923, page 740; and (8) Homeowners Association Charter of record in Book 5923, page 756, Register's Office Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/21/15 14:38 3 pgs
Fees:18.00 Taxes:277.50
20150921-0095828

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 16th day of September, 2015.

GRANTOR:

Al Vance

Stacey Vance

**S.S.**
**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

**BEFORE ME**, the undersigned Notary Public of the State and County aforementioned, personally appeared Al Vance and Stacey Vance, 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 foregoing instrument for the purpose therein contained.

**WITNESS** my hand and seal, this 16th day of September, 2015.

Notary Public

My Comm. Exp.: 5/30/17

SHEILA B. STEVENSON NOTARY PUBLIC MADISON COUNTY, TENNESSEE EXP. 5/30/17

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

