WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107954 DEEDWARR
Recvd: 12/22/15 10:38 2 pgs
Fees:13.00 Taxes:1923.63
20151222-0128533

Y-VRES-15-710B-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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)
Adam Gaines and Shelley Hargis	New Owner	
(NAME)	(NAME)	**083-07-0G-002.00CO**
710B Powers Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **SABA'S VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ADAM GAINES AND SHELLEY HARGIS, 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:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 710 Powers Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140610-0050509, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Robert Foster Parham and wife, Dorothy A. Parham by deed from Fay A. Upton and wife, Mildred Curl Upton of record in Book 1782, page 140, Register's Office for Davidson County, Tennessee, dated 12/16/1949 and recorded on 12/16/1949. The said Robert Foster Parham and Dorothy A. Parham having divorced and by Final Decree under Rule No. 75416 Robert Foster Parham was awarded said property of record in Book 4875, page 604. The said Robert Foster Parham died on 12-23-13, and by his Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, as Docket No. 14P380, devised the subject property to his sons, Larry Parham and Earl Parham, and further appointed Betty J. Garner, as the Personal Representative of his estate.
Being a portion of the same property conveyed to Earl Parham and Lawrence R. Parham by Executors Deed from Betty J. Garner, Executrix of the Will of Robert F. Parham, deceased, of record in Instrument No. 20140408-0029147, Register's Office for Davidson County, Tennessee, dated 03/27/2014 and recorded on 04/08/2014.
Being a portion of the same property conveyed to Saba's Ventures, LLC, A Tennessee Limited Liability Company by Warranty deed from Earl Parham, heir at law of Robert F. Parham and Lawrence R. Parham, heir at law of Robert F. Parham of record in Instrument No. 20140610-0050254, Register's Office for Davidson County, Tennessee, dated June 02, 2014 and recorded on June 10, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 29, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at 710 Powers Avenue, a Horizontal Property Regime with Private Elements with By-Laws appended thereto, of record in Instrument Number 20140610-0050509, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 710 Powers Avenue, a Horizontal Property Regime with Private Elements, record as Instrument Number 20140610-0050509, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **710B Powers Avenue , 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 18th DAY OF DECEMBER, 2015.

Saba's Ventures, LLC, a Tennessee Limited Liability Company

BY: _____
Mohamed Saba
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAMED SABA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of SABA'S VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of December, 2015.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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