WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/29/15 13:12 3 pgs
Fees:18.00 Taxes:416.25
20151229-0130584

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$112,500.00.**

Affiant

Subscribed and sworn to before me this 23rd day of December, 2015.

Notary Public
My Commission expires: 11-16-15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Saady Kohanim	New Owner	050-11-0A-18.00CO
3165 Lauren Evelyn Way		
Nashville, TN 37207	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Maged Mikhail and wife, Nessereen Kallini,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Saady Kohanim and Ghoratolayn Kashani, husband and wife,** , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being known as Lot No. 108 as shown on the map entitled Timberwood Cluster Lot Development of record in Instrument Numbers 20080211-0013669 through 20080211-0013671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Maged Mikhail and wife, Nessereen Kallini from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation by Special Warranty Deed on October 22, 2009, of record in Instrument Number 20091029-0099934, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20080211-0013669, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20080211-0013672, as amended in Instrument Numbers 20100202-0008170; 20100316-0019843; 20100910-0072176; 20100929-0077630 and 20091029-0099934, Register's Office for Davidson County, Tennessee.
- Conveyance of the open space to Timberwood Homeowner's Association, Inc., of record in Instrument Number 20140909-0082470, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070501-0051523, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **3165 Lauren Evelyn Way, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 23, 2015.

Maged Mikhail by Jennifer R. Pierce as Attorney in Fact

Maged Mikhail by Jennifer R. Pierce as Attorney in Fact

Nessereen Kallini by Jennifer R. Pierce as Attorney in Fact

Nessereen Kallini by Jennifer R. Pierce as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Maged Mikhail, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Maged Mikhail, the bargainor(s), by the said Jennifer R. Pierce, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of December, 2015.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Jennifer R. Pierce, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-fact for Nessereen Kallini, the within named bargainor(s), and that she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Nessereen Kallini, the bargainor(s), by the said Jennifer R. Pierce, as Attorney-in-Fact.

WITNESS my hand and seal, this 23rd day of December, 2015.

_____ My Commission Expires: 11-5-2018
NOTARY PUBLIC

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE