File No.: 2015-19034

WARRANTY DEED

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160000703 DEEDWARR
Recvd: 01/05/16 10:20 2 pgs
Fees:13.00 Taxes:589.78

20160105-0000754

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $159,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2015

Notary Public

MY COMMISSION EXPIRES: 5/8/18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Qasim K Al Behadili	Qasim K Al Behadili	
(NAME)	(NAME)	149-03-0B-028.00
2312 Broadview Dr	2312 Broadview Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nathan Taylor and Terese Taylor, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Qasim K Al Behadili, Single

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:
Being Lot No. 28 on the plan of Phase One, Kendall Park of record in Instrument 200007280074429, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.
Being all of the same property conveyed to Angela Foster and Charles E. Foster by Warranty Deed from Continental Development and Construction, Inc., dated June 25, 2002, and led of record in Instrument 20020628-0078049, Register's Office for said County. Pursuant to Appointment of Substitute Trustee, appearing of record in Instrument 20120801-0067785, Rubin Lublin, TN, PLLC was appointed as Substitute Trustee.
Being all of the same property conveyed to Linda H. Vaughn and Robin Wheeler by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, Substitute Trustee, dated January 7. 2014 and filed of record in Instrument 20140130-0008336, Register's Office for Davidson County, Tennessee.
Restrictions:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Instrument 200009110089513, as amended in Instrument 20010907-0097391, and as corrected in Instrument 20030930-0143868, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.
Being the same property conveyed to Charles E. Foster and wife,Angela Foster by Warranty Deed dated 06/25/2002 from Continental Development and Construction Inc., filed for record on 06/28/2002 in Instrument No. 20020628-0078049, Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Linda H. Vaughn and Robin Wheeler by Substitute Trustee's Deed dated 01/07/2014 from Rubin Lublin TN, PLLC, Substitute Trustee, filed for record on 01/30/2014 in Instrument No. 20140130-0008336, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Nathan Taylor and Terese Taylor, husband and wife by Warranty Deed dated 05/21/2014 from Linda H. Vaughn and Robin Wheeler, filed for record on 06/11/2014 in Instrument No. 20140611-0050980, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2312 Broadview Dr, Nashville, TN 37217**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 **28th day of December, 2015.**

Nathan Taylor

Terese Taylor

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **Nathan Taylor and Terese Taylor** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **28th day of December, 2015.**

Notary Public. My Commission Expires: 5/8/18