(2)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-2985a

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

Subscribed and sworn to before me, this 29th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/27/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ali K. Arab	New Owner	160-15-0D
(NAME)	(NAME)	(MAP)
309 Seven Springs Way #204		025.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Darren Magda and Lori Magda, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Ali K. Arab and Robyn D. Arab, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 25 (address designation #204), Phase I, St. Martin Square at Seven Springs Condominiums as established by Master Deed of record in Instrument No. 20060310-0028319, as amended of record in Instrument No. 20061109-0139692, as corrected in Instrument No. 20080730-0077840, Register's Office for Davidson County, Tennessee, together with a percentage interest in the common areas and/or elements appurtenant to said Unit as set forth in the Master Deed, Exhibit E-3, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Darren Magda and Lori Magda, husband and wife, by Warranty deed from Ryan M. Cain, unmarried, of record in Instrument No. 20140911-0083352 Register's Office for Davidson County, Tennessee, dated September 5, 2014 and recorded on September 11, 2014.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 309 Seven Springs Way #204, Brentwood, Tennessee 37027

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.

BILL GARRETT, Davidson County
Trans:T20160017253 DEEDWARR
Recvd: 03/02/16 13:34 2 pgs
Fees:13.00 Taxes:1095.20
20160302-0020018

Witness my/our hand(s) this 29th day of February, 2016.

Darren Magda by Sheri Smith, attorney in fact

Darren Magda
by Sheri Smith, Attorney in Fact

Lori Magda by Sheri Smith, attorney in fact

Lori Magda
by Sheri Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sheri Smith, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Darren Magda and Lori Magda and that she is authorized by Darren Magda and Lori Magda to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, Tennessee, this 29th day of February, 2016.

Notary Public

My Commission expires: 6/21/16

