THIS INSTRUMENT PREPARED BY: CHAFFIN & BURNSED, PLLC 49 MUSIC SQUARE WEST, SUITE 502 NASHVILLE, TN 37203 (615) 460-7478

Davidson County DEEDWARR
Recvd: 04/20/16 13:04 3 pgs
Fees:18.00 Taxes:1328.30
20160420-0038356

WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $359,000.00. Heather Wood Affiant Subscribed and sworn to before me as of the 18th day of April, 2016. Notary Public My Commission Expires: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
2711 Fortland Drive Nashville, TN 37206	SAME	083-15-0-121.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Ali H. Daher, an unmarried man**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Todd Kamelhar, Trustee of The L & L Revocable Land Trust,** its heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 139, on the Plan of Section Two, Addition One, Fortland Park, of record in Plat Book 2854, Page 85, 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 the same property conveyed to Ali H. Daher, an unmarried man, by Warranty deed from Melissa Collins and Joseph Collins, married, of record in Instrument No. 20140304-0018275 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 04, 2014.
>
> Being also known as 2711 Fortland Drive Nashville, TN 37206-1523.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her/his heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he/she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.

2. Taxes for the year 2016 a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 2854, Page 85, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 3027, Page 94, in the Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 2963, Page 612, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Restrictions of record as Instrument Number 20140304-0018275 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

7. The taxes for the year 2016 a lien, not yet due and payable.

8. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 18th day of April, 2016.

Ali H. Daher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Ali H. Daher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purposes therein contained, and that he executed same as his free act and deed.

Witness my hand and official seal in Nashville, Tennessee this ____ day of April, 2016.

Heather Wood
Notary Public

My Commission Expires: 12/16/2017

HEATHER D. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-16-2017

I, Kim Carter, do hereby make an 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.

SIGN HERE

Kim Carter, Paralegal

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Heather Wood, a notary public for this county and state, Kim Carter who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather D. Wood

Heather Wood

My Commission Expires: **12/16/2017**

