WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036392 DEEDWARR
Recvd: 05/03/16 09:09 2 pgs
Fees:13.00 Taxes:1727.90
20160503-0043170

R-VRES-16-754B-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
John Shenouda and Christine McPherson	**F&M Bank**	
(NAME)	(NAME)	**105-06-0C-001.00**
754 B Alloway Street	**P.O. Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Clarksville, TN 37041-0451**	
(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, **REJA FERDOWSI,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN SHENOUDA AND CHRISTINE MCPHERSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Alloway Street Townhomes, of record as Instrument No. 20140807-0071052 and amended in Instrument No. 20141022-0097649, and being shown on Plat attached thereto as Exhibit "C", 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 Reja Ferdowsi by Quitclaim Deed from F9Aviation, LLC n/k/a Fari Lane Properties, LLC recorded simultaneously herewith of record in Instrument No. 20160503-0043169, Register's Office for Davidson County, Tennesee.
Being a portion of the same property conveyed to F9 Aviation, LLC by Quitclaim deed from Reja Ferdowsi of record in Instrument No. 20141022-0097650 Register's Office for Davidson County, Tennessee, dated October 16, 2014 and recorded on October 22, 2014 and Scrivener's Affidavit recorded in Instrument No. 20151208-0123324. Being a portion of the same property conveyed to Reja Ferdowsi by Warranty deed from Deborah D. Fuller, Carolyn E. Haddox, James R. Haddox, John A. Haddox and Pamela F. McGee of record in Instrument No. 20121126-0107950 Register's Office for Davidson County, Tennessee, dated October 15, 2012 and recorded on November 26, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 143, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140807-0071052 and amended in Instrument No. 20141022-0097649, Register's Office for Davidson County, Tennessee.
- Alloway Street Townhomes Homeowners' Association, Inc. of record in Instrument Number 20140813-0072923, 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: **754 B Alloway Street, Nashville, Tennessee 37203**.

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 29th DAY OF APRIL, 2016.

Reja Ferdowsi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REJA FERDOWSI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of April, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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