BILL GARRETT, Davidson County
Trans:T20160045014 DEEDWARR
Recvd: 05/27/16 12:15 2 pgs
Fees:13.00 Taxes:536.50
20160527-0053685

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of May, 2016, by and between Ammar H Elmubarak and Azza Elkandu, husband and wife, party of the first part, and Austin Hayes, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit 104, EASTHAVEN TOWNHOMES, PHASE 2, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010806-0083543, amended in Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being all or part of the same property conveyed to Ammar H. Elmubarak and Azza Elkandu by virtue of that certain Warranty Deed dated May 2, 2014, at Instrument No. 20140515-0041894 in the Register's Office of Davidson County, Tennessee.

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), his 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and Restrictions of record in Instrument No. 20010806-0083543, amended in Instrument Nos. 20020709-0082357, 20030425-0055753, 20031007-0147961 and 20040419-0043570, in the Register's Office, Davidson County, Tennessee; 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), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ammar H Elmubarak by Memorie White Attorney in Fact

Ammar H Elmubarak, by Memorie White, Attorney In Fact

Azza Elkandu by Memorie White Attorney in Fact

Azza Elkandu, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ammar H Elmubarak and Azza Elkandu acknowledged that she executed the same as the free act and deed of Ammar H Elmubarak and Azza Elkandu.

WITNESS my hand and official seal at office this 26th day of May, 2016.

Ashlee D Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Austin Hayes

Tax Parcel No 095050B09600CO

Property Address: 2120 Lebanon Pike, #104
Nashville, TN 37210

MAIL TAX
BILLS TO: Franklin American Mortgage Co.
6100 Tower Circle, Ste. 600
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $145,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

5/26/16
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of May, 2016.

Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.