Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$70,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 1st day of June, 2016.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ArtiZen Properties, LLC C/O Michael DiBenedetto 5502 Tennessee Avenue Nashville, TN 37209	New Owner	107.05-0B-215.00 CO

For and in 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,

Alex Yaser Mustafa, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

ArtiZen Properties, LLC

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:

Land in Davidson County, Tennessee, being Unit No. 215 on the Plan of addition to Five Oaks Planned Unit Development of record in Plat Book 5200, Page 456, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alex Yaser Mustafa by Warranty Deed from John Madison, dated August 7, 2013, of record in Instrument Number 20130808-0083524, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 5200, Page 456, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in DCCR of record in Book 5781, Page 563, amended in Book 5784, Page 563, Book 5957, Page 930, Rules and Regulations in Instrument Number 20150625-0061297 and 20150625-0061298, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Book 5790, Page 798, said Register's Office.
5) Property is subject to the By-Laws in DCCR of record in Book 5781, Page 563, amended in Instrument Number 20160212-0013783, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **215 Oak Grove Drive, 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 hand(s) this 1st day of June, 2016.

Alex Yaser Mustafa

BILL GARRETT, Davidson County
Trans:T20160047017 DEEDWARR
Recvd: 06/03/16 12:42 2 pgs
Fees:13.00 Taxes:259.00

20160603-0056234

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Alex Yaser Mustafa, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 5/30/18

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076