WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2016. Notary Public MY COMMISSION EXPIRES: 1/20/19 (AFFIX SEAL)
File No. 0002013	

JULIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yusur Altayar, et al.	New Owner	135-11-0C-089.00-CO
(NAME)	(NAME)	
142 Nashboro Greens		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Scott L. Clegg,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Yusur Altayar, Nabil Altayar, and Hadeel Altayar,** HEREINAFTER CALLED THE GRANTEE, 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. 246, on the Horizontal Property Regime Private Element Plat, Nashboro Village-Tract 18, Phase Two, record in Plat Book 9700, Page 968, and amended in Instrument No.20010423-0039877, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Scott L. Clegg by Warranty deed from Greenvale Construction, LLC of record in Instrument No. 20050216-0017719 Register's Office for Davidson County, Tennessee, dated February 11, 2006 and recorded on February 16, 2006.

The subject property has never been a marital residence of the Grantor herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 142 Nashboro Greens, 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 this 14th day of July, 2016.

BILL GARRETT, Davidson County
Trans:T20160061921 DEEDWARR
Recvd: 07/19/16 10:29 2 pgs
Fees:13.00 Taxes:604.95
20160719-0074093

Scott L. Clegg

STATE OF IDAHO
COUNTY OF Kootenai

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

Witness my hand this 15th day of July, 2016.

Lorna Bissett
Notary Public

My commission expires: 8-21-2019

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

LORNA BISSETT
Notary Public
State of Idaho