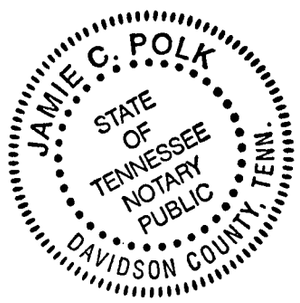
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2016

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Yusur Altayar	NEW OWNER	Parcel ID:
7230 Althorp Way; Apt. W-7	7230 Althrop Way; Apt. W-7	135110C07400
Nashville, TN 37211	Nashville, TN 37211	

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

Rosario R. Ballestrini and wife, Carol A. Ballestrini

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Yusur Altayar, Salma Alsaeedi, and Nabil Altyar

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 all of Lot 231, on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two, on the Plan of Nashboro Village - Tract 18, as shown by plat appearing of record in Plat Book 9700, Page 968, as amended in Instrument No. 20010423-0039877, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rosario R. Ballestrini and wife, Carol A. Ballestrini by deed from William Neal Crowell and wife, Annotinette Crowell, of record in Instrument 20071120-0135843, said Register's Office, dated November 15, 2007.

This conveyance is subject to Restrictions and By-Laws of record in Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907; Book 11703, Page 581; Instrument 20010322-0027767; Instrument 20001031-0108075; Instrument 20000627-0063887; Instrument 20021211-0152723; and Book 11703, Page 621, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 968, as amended in Instrument No. 20010423-0039877, said Register's Office; (3) Storm Water Detention Agreement of record in Instrument 20010314-0024179, said Register's Office; (4) Lease Agreement of record in Book 10690, Page 327, said Register's Office; (5) Easement to NES of record in Book 11594, Page 299, said Register's Office; (6) Sanitary Sewer Easement of record in Book 4860, Page 73, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 305 Nashboro Greens Way, Nashville, TN 37217

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.

BILL GARRETT, Davidson County
Trans:T20160061958 DEEDWARR
Recvd: 07/19/16 11:06 2 pgs
Fees:13.00 Taxes:629.00
20160719-0074134

Witness our hands this 18th day of July, 2016.

Rosario R. Ballestrini

Carol A. Ballestrini

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2016.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.