Property Addresses:
3000 Vanderbilt Place, Apt. 311
Nashville, TN 37212

Property Owner:
Jennifer Longard Thursby
3000 Vanderbilt Place, Apt. 311
Nashville, Tennessee 37212

Map & Parcel Number(s):
104-2-4-B-311.00 CO

Mail tax bills to:
Ghayth M. Hammad and Suha Nasser
3000 Vanderbilt Place, Apt. 311
Nashville, Tennessee 37212

This instrument prepared by:
Upland Title, LLC
1719 Ashley Circle Ste. 120
Bowling Green, KY 42104
(270) 282-4976

Joseph Ryan Loney, Closing Attorney

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant – Ghayth M. Hammad

Affiant – Suha Nasser

Subscribed and sworn to before me this the 9th day of September, 2016.

Notary Public
My Commission Expires: 1/27/2018

JOSEPH RYAN LONEY NOTARY PUBLIC STATE AT LARGE

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 9th day of September, 2016, by and between Jennifer Longard Thursby, married, party of the first part, and, Ghayth M. Hammad and Suha Nasser, husband and wife, party of the second part,

WITNESSETH: That for and in consideration of Three Hundred Twenty-Five Thousand Dollars and 00/100 ($325,000.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 311 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Being the same property conveyed to Jennifer C. Longard, unmarried, by deed from Bristol West End Ventures, Inc., a Tennessee corporation, recorded simultaneously herein in Instrument No 20071031-0128403, Register' s Office for Davidson County, Tennessee. NOTE: Jennifer C. Longard is now known as Jennifer Longard Thursby, married to James Thursby.

BILL GARRETT, Davidson County
Trans:T20160088491 DEEDWARR
Recvd: 10/07/16 09:48 3 pgs
Fees:18.00 Taxes:1202.50
20161007-0106215

This deed is prepared with information provided by the purchasers closing agent. Preparer makes no representation with regard to the completeness and accuracy of the information provided, and this conveyance is made subject to any matter(s) affecting the subject property not included in the information provided by the purchasers closing agent.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, jointly with rights of survivorship, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

1. 2016 Davidson County Taxes have been prorated by the parties and assumed by the Grantor. 2017 and subsequent county taxes are assumed by the Grantee;
2. Matters shown on Plan of record as Instrument No. 20060801-0093560 in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens. assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313inthe Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20070629-0077729, said Register's Office (collectively, as amended, the "Master Deed"), and the By-Laws appended thereto as Exhibit "B.
4. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040615- 0070569 in the Register's Office for Davidson County, Tennessee, as shown on ALTA/ACSM Survey by Littlejohn Engineering Associates, Robert M. Searson, Tenn. R.L.S. No. 1666, dated August 3, 2004, last revised May 9, 2005.
5. Twenty foot (20') sanitary sewer easement along the easterly lot line of Lot 20 and the westerly lot lines of Lots 4, 5, 6 and 7,as shown on the ALTA/ACSM Survey dated August 3, 2004, last revised May 9, 2005,by Robert M. Searson, Tenn. R.L.S. No. 1666.
6. Declaration of Restrictive Covenants of record as Instrument No.20050105-0001970 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20050603-0062976 in said Register's Office.
8. Subject to Urban Zoning Overlay of record as Metro Ordinance No. 812000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

This property is also known as improved property located at 3000 Vanderbilt Place, #311, Nashville, TN 37212.

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

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

Jennifer Longard Thursby

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jennifer Longard Thursby, married, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and who acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of September, 2016.

Notary Public
My Commission expires: DEC 27 2017

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(FOR RECORDING DATA ONLY)

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON