Davidson County	DEEDWARR
Recvd: 11/17/16 10:13	3 pgs
Fees:18.00 Taxes:1106.30	
20161117-0121229	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRENDA I SAWYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 6, 2020

P-SS-16-05625-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Khalid A. Shash and Yodit Gimte	US Bank Home Mtg.	
(NAME)	(NAME)	**183-05-0A-268.00-CO**
5625 Craftwood Court	7601 Penn Ave S, Ste A1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richfield, MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NASHVILLE UNITED INVESTORS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KHALID A. SHASH, A SINGLE MAN, AND YODIT GIMTE, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 462 on the Plan of Phase Four, Section Seven "A", October Woods of record in Plat at Instrument No. 20000907-0088379, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carrington Mortgage Services, LLC by Substitute Trustee's Deed from Robert J. Solomon of record in Instrument No. 20160415-0036303 Register's Office for Davidson County, Tennessee, dated April 12, 2016 and recorded on April 15, 2016. Further, being the same property conveyed to Nashville United Investors, LLC by Quitclaim deed from Carrington Mortgage Services, LLC of record in Instrument No. 20160531-0054408 Register's Office for Davidson County, Tennessee, dated May 25, 2016 and recorded on May 31, 2016.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20000907-0088379;
- Covenants, Conditions and Restrictions of record in Instrument No. 20001003-0097964;
- P.U.D. Boundary of record in Book 7900 Page 909;
- Easements of record in Book 8443 Page 75 and Book 8443 Page 79;
- By-Laws of record in Book 9840 Page 267;
- Conveyance of Common Areas of record in Instrument Nos. 20001109-0111744 and 20130523-0052439;
- HOA Charter of record in Book 9840 Page 259;
- Easement of record in Book 10766, Page 666 and Book 11367, Page 161;
- Restrictions of record in Instrument No. 20080717-0073293, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5625 Craftwood Court , Antioch, Tennessee 37013**.

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), their 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, 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 GRANTEE(S), 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/our hand(s) this the 14th DAY OF NOVEMBER, 2016.

Nashville United Investors, LLC

BY: _____

Sammy K. Said, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sammy K. Said, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Chief Manager of Nashville United Investors, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of November, 2016.

_____

Notary Public

My Commission Expires: 8/20/19



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY