RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 372

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102673 DEEDWARR
Recvd: 11/21/16 10:34 2 pgs
Fees:13.00 Taxes:2515.63

20161121-0122559

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen M. Mufarreh	New Owner	
(NAME)	(NAME)	
1919 Kimbark Dr.		131022G00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAREN M. MUFARREH, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTEE, HER 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 1, 50 Colonial Cottages, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151026-0108370, in the Register's Office, Davidson County, Tennessee, to which declaration reference is hereby made for a more particular description of said unit.

Being part of the same property conveyed by Quitclaim Deed from Nashville Now Investments LLC, a Tennessee Limited Liability Company to Nashville Now Investments LLC, a Tennessee Limited Liability Company, as recorded on the 26th day of October, 2015 in Instrument No. 20151026-0108369; part of Special Warranty Deed from HTC Partners, a Tennessee General Partnership, 1919 Kimbark Family Investments, LLC, a Tennessee Limited Liability Company, HTC VII Partners, a Tennessee General Partnership and Hickman Ventures, a Tennessee General Partnership to Nashville Now Investments, LLC, a Tennessee Limited Liability Company, as recorded on the 26th day of October, 2015 in Instrument No. 20151026-0108368, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 1130, Page(s) 102, said Register's Office; and Restrictive Covenants of record in Instrument No. 20151026-0108370, said Register's Office.

unimproved
This is improved x property, known as 1919 Kimbark Dr., Nashville, TN 37215
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 17 day of November, 2016

NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

RICHARD S. OLSZEWSKI, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Richard S. Olszewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Nashville Now Investments, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 17 day of November, 2016.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

Commission expires:

_____
Notary Public