Book #14
Pg #29379.3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016266 DEEDWARR
Recvd: 02/24/17 09:31 2 pgs
Fees:13.00 Taxes:814.00
20170224-0018464

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 01-03-2017

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Arthur F. Valentine	Wells Fargo Bank, N.A	142-05-OA-090.00
(NAME)	(NAME)	
422 Plantation Court	P.O. Box 11701	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Newark, NJ 07101-4701	
(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 considerations, the receipt of which is hereby acknowledged, we, **Mohammed Ridha and Mayada El-Mousawi a married couple,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Arthur F. Valentine and Barbara E. Valentine, as husband and wife**, hereinafter called the GRANTEE(S), 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 Unit No. P-4 Together withe Carport Designed as No. P-4-C, on the Plan of Section 2, River Plantation, Condominium Apartments, of record in Plat Book 4460, Pages 136 and 137, Master Deed of record in Book 4661, Page 334, Amendment to By-Laws of record in Book 4691, Page 906, Book 6354, Page 676, Correction of Amendment to By-Laws of record in Book 6436, Page 389, Amended and Restated By-Laws of record in Instrument No. 20120828-0077595, Amended and Restated Master Deed of record in 20120828-0077603, Scrivener's Affidavit of record in Instrument No. 20121207-0113069, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mohammed Ridha and Mayada El-Mousawi, a married couple by Warranty Deed from Celia R. Thompson and Harold D. Thompson, wife and husband, dated 08/29/2014, recorded 09/04/2014, of record in Instrument No. 20140904-0081204, in the Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Mayada El-Mousawi, pursuant to a Power of Attorney executed by same on the 6th day of February, 2017, of record in Instrument No. 20170224-0018463, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 4460, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4661, Page 334, Amendment to By-Laws of record in Book 4691, Page 906, of record in Book 6354, Page 676, Correction of Amendment to By-Laws of record in Book 6436, Page 389, Amended and Restated By-Laws of record in Instrument No. 20120828-0077595, Amended and Restated Master Deed of record in Instrument No. 20120828-0077603 and Scrivener's Affidavit of record in Instrument No. 20121207-0113069, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20130517-0050159, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 4460, Page 80, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument No. 20100408-0026710, in the Register's Office for Davidson County, Tennessee.
Articles of Amendment to the Charter of record in Instrument No. 20110831-0067570, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 422 Plantation Court, Nashville, TN 37221
(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(S), 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), 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 our hands this 23 day of FEBRUARY, 2017.

Mohammed Ridha
Mohammed Ridha

by Mayada El Mousawi Mohammed Ridha attorney in Fact
Mayada El-Mousawi by Mohammed Ridha,
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, , Mohammed Ridha with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of February, 2017.

Notary Public

My commission expires: 8/23/17

DONALD R. BARNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mohammed Ridha with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Mayada El-Mousawi for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Mayada El-Mousawi and is authorized by Mayada El-Mousawi to execute this instrument on her behalf.

This the 23rd day of February, 2017

Notary Public

My commission expires: 8/23/17

DONALD R. BARNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027