Davidson County DEEDWARR
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Fees:18.00 Taxes:736.30
20170424-0039938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

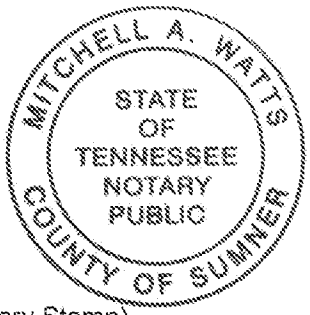
The actual consideration or value, whichever is greater, for this transfer is $199,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of April, 2017.

Notary Public

My commission expires: 8.21.17



(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kristina Ziady and Elie Ziady	New Owner	131-02-0A-024.00-CO
2116 Hobbs Road Apt. E5		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Thomas C. Fisher, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kristina Ziady, an unmarried woman, and Elie Ziady, a married man, as joint tenants with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. E-5, on the Plan of Hobbs House Apartments, of record in Book 4595, Page 74, as amended and supplemented in Book 5200, Page 54, and as described in the Master Deed of record in Book 5289, Page 515; Book 5292, Page 958; and Book 5293, Page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas C. Fisher, married by Warranty Deed from Shannon Gray, an unmarried woman, of record as Instrument No. 20081218-0121043 in the Register's Office for Davidson County, Tennessee.

This property is not now nor has it ever been the marital residence of the Grantor or the Grantor's spouse.

This is improved property known as 2116 Hobbs Road Apt. E5, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, on Plan of Hobbs House Apartments, of record in Book 4595, Page 74, as amended and supplemented in Book 5200, Page 54, and as described in the Master Deed of record in Book 5289, Page 515; Book 5292, Page 958; and Book 5293, Page 612, all of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of April, 2017.

Thomas C. Fisher

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, Thomas C. Fisher, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of April, 2017.

Notary Public

My Commission Expires: 6.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SolomonParks File No. 317095

True Copy Certification

I, Mitchell A. Watts, 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 Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts 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: 5-22-19
Notary' Seal (if on paper)

