WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/17 16:02 3 pgs
Fees:18.00 Taxes:344.10
20170424-0040155

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin David Stowell	Bank of America, NA	136030A00300
(NAME)	(NAME)	
12151 MoDoc Place	PO Box 961291	
(ADDRESS)	(ADDRESS)	
Chino, CA 91710	Fort Worth, TX 76161-0291	
(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, **Zeinab Muse and Tawfik Ahmad Binjuumel, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kevin David Stowell, unmarried**, hereinafter called the GRANTEE(S), his heirs and/or 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 Townhouse No. 3 and Building 1, on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Plat Book 4460, Page 88, as established by Master Deed of Priest Lake Park Condominium Townhouses record in Book 4651, Page 412, Clarification of Master Deed of Priest Lake Park Condominium Townhouses recorded Book 4943, Page 692 and amended to Master Deed record in Book 5083, Page 417 and in Book 5189 Page 671, 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 Zeinab Muse, a married person by Warranty Deed from William R. Romero, dated 09/08/2012, recorded 09/18/2012, of record in Instrument No. 20120918-0084733, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject: All matters shown on the plat of record in Plat Book 4460, Page 88, Boundary Plat of record in Book 4460, Page 79; Covenants, conditions, easements and restrictions of record in Book 4651, Page 412, Clarification of Master Deed of record in Book 4943, Page 692, Second Amended and Restated Bylaws of record in Book 8115, Page 838, Amendment No. 1 to Amended and Restated Bylaws of record in Book 9089, Page 765, Amendment No. 2 to Amended and Reinstated Bylaws of record in Instrument No. 20050817-0097909, Exhibit III to Master Deed of Priest Lake Park Condominium Townhouse Priest Lake Park Condominium, Inc., By-Laws of record in Book 5083, Page 417, Exhibit IV to Master Deed of Priest Lake Park Condominiums Townhouse Priest Lake Park Condominium, Inc., of record in Book 5189, Page 671; Amended and Restated Rules and Regulations of record in Book 7679, Page 173, Amendment No. 1 to the Rules and Regulations of record in Book 8115, Page 849; Priest Lake Park Condominiums, Inc., Amended and Restated Rules and Regulations of record in Book 9089, Page 757, Book 9507, Page 606, Book 9927, Page 75, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872 and Instrument No. 20150709-0066742; Reinstated Homeowner Repair Responsibility List of record in Instrument No.

20060228-0022873; Addition to PLPC Rules & Regulations of record in Instrument No. 20161205-0127268; Charter and Articles of Incorporation of Priest Lake Park Condominiums, Inc., of record in Book 4944, Page 115, in the Register's Office for Davidson County, Tennessee & Easement for the flow of Hamilton Creek, as much as thereon may flow, from time to time.

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 4000 Anderson Road, Apartment 3, Nashville, TN 37217
(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), his heirs and/or 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), his heirs and/or 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 21st day of April, 2017.

Zeinab Muse

Tawfik Ahmad Binjuumel

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zeinab Muse and Tawfik Ahmad Binjuumel the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 21st day of April, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON