WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Haziqa Telwar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Khoshal Mokamel	NEW OWNER	Parcel ID:
107 Ashlawn Ct.	107 Ashlawn Ct.	133110A07500
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN 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

Patricia Marchant Ritter and William K. Ritter, III, both unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Khoshal Mokamel , unmarried, and Haziqa Telwar, unmarried, as tenants in common with full rights of* hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

*survivorship

LAND in Davidson County, Tennessee, being Unit No. M-13 on the Plan of Canterbury Hall Condominium Apartments, of record in Book 5200, Page 159, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Marchant, unmarried, a Life Estate, and William K. Ritter, III, married, the remaindermen, by deed from Kimberly M. Dibble, unmarried, of record in Instrument 20150507-0041793, Register's Office for said County, dated May 5, 2015. Patricia Marchant is now known as Patricia Marchant Ritter.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 5440, Page 255, amended in Book 5441, Page 819; Book 5440, Page 298, amended in Book 5865, Page 101, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 159, said Register's Office; (3) Easement to Comcast in Instrument 20090615-0055410, said Register's Office; (4) Sewer Easement in Book 4308, page 647, and Book 4337, Page 544, said Register's Office.

Patricia Marchant and Patricia Marchant Ritter being one and the same person.

The signature of Patricia Marchant Ritter is signed by her duly appointed Attorney-in-Fact, William Kasper Ritter, III, pursuant to the Power of Attorney of record in Instrument 20170508-0045243, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 500 Paragon Mills Road, M-13, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans: T20170038785 DEEDWARR
Recvd: 05/08/17 09:54 2 pgs
Fees: 13.00 Taxes: 240.50
20170508-0045244

Witness our hands this 5th day of May, 2017.

Patricia Marchant Ritter
by William Kasper Ritter, III, Attorney-in-Fact

Patricia Marchant Ritter
By: William Kasper Ritter, III, as
Attorney-in-Fact

William K. Ritter, III

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 William K. Ritter, III, 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.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, William Kasper Ritter, III, 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 on behalf of Patricia Marchant Ritter as her Attorney in Fact as the free act and deed of the within named Patricia Marchant Ritter.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.