BILL GARRETT, Davidson County
Trans:T20170053131 DEEDWARR
Recvd: 06/21/17 11:14 2 pgs
Fees:13.00 Taxes:650.83
20170621-0062463

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,900.00

X _____
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 15th day of June, 2017.

_____
Notary Public

My Commission Expires: 2-25-17

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maha Balbaki Nour Eddin Al Habbal 8121 Lenox Creekside Drive, #4 Antioch, TN 37013	~~New Owner~~ 405 Springer ct. Brentwood, TN 37027	181-2-A-233.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Victoria Lynn Davis, Trustee of The Victoria Lynn Davis Living Trust dated 01/18/2006 and reinstated 09/23/2016**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Maha Balbaki and Nour Eddin Al Habbal, Wife and Husband**, 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:

A certain condominium apartment situated in Davidson County, Tennessee, Being Unit No. O-4, as set forth in the Amendment of First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080808-0081967, in the Register's Office of Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record in Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Victoria Lynn Davis, Trustee by Quitclaim Deed from Victoria Lynn Davis, dated December 16, 2016, recorded December 22, 2016, of record in Instrument No. 20161222-0134767, as corrected by Instrument of Correction recorded in Instrument No. 20170621-0062462, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Victoria L. Davis by Warranty Deed from Alan D. Powell and Mary W. Powell, husband and wife, dated February 12, 2016, recorded February 17, 2016, of record in Instrument No. 20160217-0015187, said Register's Office.

This is improved property located at: 8121 Lenox Creekside Drive, #4, Cane Ridge, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 15th day of June, 2017.

The Victoria Lynn Davis Living Trust,
dated 01/18/2006 and reinstated 09/23/2016

By: Victoria Lynn Davis
Victoria Lynn Davis, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria Lynn Davis, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustee of The Victoria Lynn Davis Living Trust, the within named bargainor, a trust, and that she as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of The Victoria Lynn Davis Living Trust, by the said Victoria Lynn Davis as its Trustee.

WITNESS my hand and seal at office this 15th day of June, 2017.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

C. M. Corriveau
Notary Public

My Commission expires: 3/8/21