This Instrument Prepared By and Returned To: Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No. 20170175 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$445,000.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of June, 2017. Notary Public My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170057586 DEEDWARR
Recvd: 07/06/17 10:38 2 pgs
Fees: 13.00 Taxes: 1646.50
20170706-0067856

WARRANTY DEED

THIS INDENTURE, made this 30th day of June, 2017, among:

KYLE LUCIANO, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

John Patrick Ford Baldwin, an unmarried man,

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $445,000.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being the northerly part of Lot No. 49 on the Plat of Dr. J. B. Davis Subdivision of record in Plat Book 161, Page 123, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin located in the southeasterly intersection of the margins of 24th Avenue North and Herman Street; thence with the southerly margin of Herman Street, North 78\'b0 8' East 73.5 feet to an iron pin; thence South 11\'b0 49' East 114 feet to an iron pin; thence North 84\'b0 18' West 102.5 feet to an iron pin located in the easterly margin of 24th Avenue North; thence North 2\'b0 45' East 107 feet with the easterly margin of 24th Avenue North, to the point of beginning.

Being the same property conveyed to Mohab Khamis and Malak Salama, both married (not to each other), as joint tenants with right of survivorship by Warranty deed from Kristin M. Hostettler, William R. Hostettler, Jr., and Michael H. Read, as tenants in common of record in Instrument No. 20150901-0088418 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 1, 2015. (Value of consideration shown in aforementioned deed $60,000.00.)

Being the same property conveyed to Kyle Luciano by Warranty deed from Mohab Khamis, married and Malak Salama, married, as joint tenants with right of survivorship of record in Instrument No. 20151201-0121047 Register's Office for Davidson County, Tennessee, dated November 25, 2015 and recorded on December 1, 2015. (Value of consideration shown in aforementioned deed $82,400.00.) Being also known as 2351 Herman Street Nashville, Tennessee 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Instrument: 20170706000678S5 in the aforementioned Registers Office.

Kyle Luciano by Eric Corum, **Attorney-in-Fact**

Kyle Luciano

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Eric Corum**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Kyle Luciano,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2017.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Owner Name & Property Address:

Name: John Patrick Ford Baldwin
Address: 2351 Herman Street
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: John Patrick Ford Baldwin
Address: 2351 Herman Street
City, State, Zip: Nashville, TN 37208

Tax ID: 092-07-0-122.00