# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of July, 2017,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Bashar ALjabiri and Suchad ALjabiri | Bashar ALjabiri and Suchad ALjabiri | 128 12 0B 006.00 |
| (NAME) | (NAME) | |
| 601 Summit Oaks Ct. | 1351 Golden Eagle Way | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Clarksville, TN 37040 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ninety Thousand And No/100 Dollars ($90,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Greater Middle Tennessee Development Partnership,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bashar ALjabiri and Suchad ALjabiri, husband and wife**, 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:

Being Lot No. 6, Woodbury Phase 2, of record as Instrument 20140429-0035945 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee General Partnership by Special Warranty Deed from Gallardia Properties, LLC., a Tennessee Limited Liability Company dated July 26, 2012 and recorded August 10, 2012 as Instrument No. 20120810-0071790, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved X
This is improved property, known as 601 Summit Oaks Ct., Nashville, TN 37221

File Number: NAT-174481FC

**Davidson County DEEDWARR**
**Recvd: 07/25/17 10:44 3 pgs**
**Fees:18.00 Taxes:333.00**
**20170725-0075023**

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, has 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.

Witness our hands this 24th day of July, 2017.

Greater Middle Tennessee Development
Partnership, a Tennessee General Partnership

BY: Trianon Development Ltd.,
Managing General Partner

BY: _____, Secretary
Fred M. Stevenhagen, Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Stevenhagen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Trianon Development Ltd., the Managing General Partner for Greater Middle Tennessee Development Partnership, and as such Secretary, he is authorized to execute the instrument on its behalf.

Witness my hand and official seal, this the 24th of July, 2017.

_____
Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

File Number: NAT-174481FC

# True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019