THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170812891**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $454,900.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2017. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 08/21/17 11:12 3 pgs
Fees:18.00 Taxes:1683.13
20170821-0085584

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Khaled A. Abdel-Kader 1449 WEXFORD DOWNS LANE Nashville TN 37211-8591	Send Tax Bills To: ~~New Owner~~ Cardinal Financial Co. 3701 Arco Corporate Dr, Ste 200 Charlotte, NC 28273	Tax Information: Tax Parcel ID No. 172140B10400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaun Connor and Amy Connor, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Khaled A. Abdel-Kader, a married man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 104, MINOR REVISION, WINFIELD PARK, PHASE 2, SECTION 1, REVISION 1, LOTS 94-108, 110-121, 126-128 AND 132-133, as shown on plat of record in Instrument No. 20080122-0006550, revision of Instrument No. 20010313-0024106, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shaun Connor and Amy Connor by Warranty Deed from Ronal W. Serpas and Jill Roy Serpas, recorded on the 5th day of July, 2013 in Instrument No. 20130705-0069950, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MINOR REVISION, WINFIELD PARK, PHASE 2, SECTION 1, REVISION 1, LOTS 94-108, 110-121, 126-128 AND 132-133, as recorded in Instrument No. 20080122-0006550, revision of Instrument No. 20010313-0024106.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691 and Instrument No. 20160211-0013422.

Easement for boundary lines, recorded in Book 11124, Page 852.

Easement for ingress/egress and cross use, recorded in Book 5552, Page 857.

Easement for Communications Systems to BellSouth Telecommunications, Inc. recorded in Book 11628, Page 204.

Easement for Storm Water Detention to Metropolitan Government of Nashville and Davidson County recorded in Book 11744, Page 254.

Quitclaim Deed for open space recorded at Instrument No. 20020515-0059529.

This is improved property located at 1449 WEXFORD DOWNS LANE Nashville TN 37211-8591

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 18th day of August, 2017.

Shaun Connor

Amy Connor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaun Connor and Amy Connor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY