This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $210,000.00.

Affiant

Subscribed and sworn before me this the 18th day of September, 2017.

Notary Public
My commission expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 2570 DEEDWARR
09/20/2017 10:27:59 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20170920-0096309

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Wahba 2981 Nautilus Dr. Nashville, TN 37217	New Owner	150-02-0-265.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSHUA V. PINKERTON AND WIFE, ASHLEY N. PINKERTON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL WAHBA, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Revised Section Two, Harbor Gate of record in Plat Book 6250, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua V. Pinkerton, unmarried and Ashley N. Southall, unmarried, as joint tenants with right of Survivorship by Warranty deed from Jerry W. Dixon and wife Janice L. Dixon of record in Instrument No. 20070530-0064085 Register's Office for Davidson County, Tennessee, dated May 29, 2007 and recorded on May 30, 2007.

Being the same property conveyed to Joshua V. Pinkerton and wife, Ashley N. Pinkerton by Quitclaim deed from Joshua V. Pinkerton and Ashley N. Southall of record in Instrument No. 20130924-0100180 Register's Office for Davidson County, Tennessee, dated September 17, 2013 and recorded on September 24, 2013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2981 Nautilus Dr., Nashville, TN 37217.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AWP by JR as AIF
JVP by JR as AIF

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: P-BR-17-2981

Witness my hand this the 18th day of September, 2017.

Joshua V. Pinkerton by Laura Richards as attorney in fact
Joshua V. Pinkerton
By: Laura Richards as Attorney-in-Fact

Ashley N. Pinkerton by Laura Richards as attorney in fact
Ashley N. Pinkerton
By: Laura Richards as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Laura Richards with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joshua V. Pinkerton by Specific POWER OF ATTORNEY dated 9-15-17, and who acknowledged that he executed the same as the free act and deed of Joshua V. Pinkerton.

Witness my hand and official seal of office this 18th day of September, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of September, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Laura Richards with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ashley N. Pinkerton by Specific POWER OF ATTORNEY dated 9-15-17, and who acknowledged that he executed the same as the free act and deed of Ashley N. Pinkerton.

Witness my hand and official seal of office this 18th day of September, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY