RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179397

Bill Garrett Davidson County
Batch# 3089 DEEDWARR
09/21/2017 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20170921-0097059

WARRANTY DEED

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Lee Ann Maloney
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017.

NOTARY PUBLIC

My commission expires: 5-3-2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MUNDHER FARHOOD 2912 Deer Creek Trail N, Nashville, TN 37217	Pinnacle Bank 150 3rd Ave. S, Ste. 900 Nashville, TN 37201	135 10 0C 104.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Seven Thousand and 00/100 Dollars ($267,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS E. KAUFFMAN AND JEFFERY FOWLER, SPOUSE, AS TENANTS IN COMMON WITH FULL RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MUNDHER FARHOOD, A MARRIED MAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 161, on the Plan of Section Four, Ransom Park, as of record in Instrument No. 20040323-0032419, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Thomas E. Kauffman and Jeffery Fowler, spouse, as tenants in common with full right of survivorship, by Warranty Deed from Kelvin Leavy and wife, Chonta R. Leavy, dated 8/7/2015, recorded 8/11/2015, of record in Instrument #20150811-0080159, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2912 Deer Creek Trail N, Nashville, TN 37217, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of September, 2017.

THOMAS E. KAUFFMAN

JEFFERY FOWLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

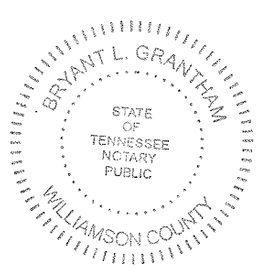
Personally appeared before me, a Notary Public, Thomas E. Kauffman and Jeffery Fowler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of September, 2017.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021



I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.