WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Bill Garrett Davidson County Batch# 5617 DEEDWARR 09/28/2017 11:26:41 AM 2 pgs Fees: $13.00 Taxes: $1,554.00 20170928-0099373	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00. AMGAD ABDELSAYED Affiant Subscribed and sworn to me on September 22, 2017 Sarah D. Williams NOTARY PUBLIC My Commission Expires: 12/1/2018

SARAH D. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30970

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kyndra and Arlene Cleveland 1416 Beech Hollow Court Nashville, TN 37211	Guaranty Trust 316 Robert Rose Dr Murfreesboro TN 37129	180-02-0A-088.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Amgad Abdelsayed and Souzan Nakhla, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kyndra Cleveland and Ashton Cleveland, wife and husband, and Arlene Cleveland, a married woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Section Two, The Ridge at Stone Creek Park, of record in Instrument No. 20060120-0007577, 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 Amgad Abdelsayed and Souzan Nakhla, husband and wife by Warranty Deed from Michael J. Hale and wife, Heather O. Hale, of record on June 4, 2014 in Instrument No. 20140604-0048434, Register's Office for Davidson County, Tennessee.

Being also known as 1416 Beech Hollow Court, Nashville, TN 37211

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County taxes which have been assumed by the Grantees and prorated by the parties,, and taxes or special assessments which are not shown as existing liens by the public records.
2. Subject to all matters shown on the Plan of record in Instrument No. 20060120-0007577, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws of record in Book 10324, Page 365, as amended in Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the

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extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Charter of record in Book 10324, Page 358, in the Register's Office for Davidson County, Tennessee.
5. Deed of conveyance as to open spaces of record in Instrument No. 20130611-0059043, in the Register's Office for Davidson County, Tennessee.
6. Deed of Easement for Ingress and Egress and Cross Use Agreement of record in Book 5552, Page 857, in the Register's Office for Davidson County, Tennessee.
7. Easement Agreement of record in Book 10716, Page 596, in the Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument No. 20020528-0064318, in the Register's Office for Davidson County, Tennessee.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1416 Beech Hollow Court, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 22nd day of September, 2017.

AMGAD ABDELSAY
Amgad Abdelsayed

Souzan Nakhla
Souzan Nakhla

STATE OF TENNESSEE, COUNTY OF Williamson

Before me personally appeared Amgad Abdelsayed and Souzan Nakhla to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 22, 2017.

Sarah D. Williams
NOTARY PUBLIC

My Commission Expires: 12/1/2018

SARAH D. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY