WARRANTY DEED

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$255,500.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 31st day of October, 2017.

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mahdi Zuhair Alsharif	Guidance Residential, LLC	147120B00500CO
4017 Hollis Hill Drive	11107 Sunset Hills Road Suite 200	
Nashville, TN 37211	Reston, VA 20190	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Katina L. Johnson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mahdi Zuhair Alsharif**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Classic Meadows, of record in Instrument Number 20040715-0084487, corrected in Instrument Number 20050303-0023638, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Katina L. Johnson from H & B Builders, LLC by Warranty Deed on January 28, 2005, of record in Instrument Number 20050201-0011912, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,769.15 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 147120B00500CO, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Instrument Number 20040715-0084487, corrected in Instrument Number 20050303-0023638, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20040720-0086469, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20040723-0088378, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4017 Hollis Hill Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 24424 DEEDWARR
11/09/2017 12:53:30 PM 2 pgs
Fees: $13.00 Taxes: $945.35
20171109-0115562

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 October 31, 2017.

Katina L. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Katina L. Johnson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 31, 2017

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.