Bill Garrett Davidson County
Batch# 39469 DEEDWARR
12/19/2017 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $677.10
20171219-0129228

# WARRANTY DEED

CYNTHIA MALLICOTE
Notary Public - State of Florida
Commission # GG 086444
My Comm. Expires Jul 19, 2021
Bonded through National Notary Assn.

STATE OF ~~TENNESSEE~~ Florida cm
COUNTY OF Wilson Flagler cm
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Charles F Betau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2017.

Cynthia Mallicote
Notary Public

MY COMMISSION EXPIRES: 7/19/2021

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nibras Al Midhatee | Fairway Mortgage | |
| (NAME) | (NAME) | |
| 2228 Nashboro Boulevard | 3324 Vineville Ave | 135-12-0-E-034.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Macon, GA 31204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles F. Betau and Wife, Linda A. Betau**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nibras Al Midhatee, a married man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 319, on the boundary plan of Tract #21 of NASHBORO VILLAGE, of record in Plat Book 4660, Page 159, and as shown on the Amendment to Declaration of Covenants, Conditions and Restrictions for FAIRWAY POINTE of record in Instrument No. 20031118-0168332, in the Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Charles F. Betau and wife, Linda A. Betau by Warranty Deed dated 01/31/2006 from Marquis Homes, LLC of record in Instrument 20060206-0014459, Register's Office for Davidson County, Tennessee.

All matters as set forth per the boundary plats of record in Plat Book 4460, Page 149 and Plat Book 4660, Page 159, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions of record in Book 11703, Page 520, as amended of record in Instrument 20000316-0027171, Instrument 20010322-0027768, Instrument 20031118-0168332 and Instrument 20050222-0018813, Register's Office for Davidson County, Tennessee. Parking Rules of record in Instrument 20091105-0102438, as amended of record in Instrument 20110923-0073937, Register's Office for Davidson County, Tennessee. Overhead Line Easements of record in Book 4815, Page 425, Book 4821, Page 109 and Book 11594, Page 299, Register's Office for Davidson County, Tennessee. Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of record in Book 7225, Page 239, Book 8870, Page 887 and Book 8870, Page 932, Register's Office for Davidson County, Tennessee. Easements of record in Book 10110, Page 854, Register's Office for Davidson County, Tennessee. Cable Television Easement and Maintenance Agreement of record in Instrument 20001012-0101575, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument 20020815-0098780, Register's Office for Davidson County, Tennessee. Charter of the Homeowners Association of record in Book 11703, Page 518,

Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2228 Nashboro Boulevard, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 our hands this 8th day of December, 2017.

Charles F. Betau

Linda A. Betau

State of FLORIDA
County of Flagler

Personally appeared before me Charles F. Betau and Linda A. Betau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of December, 2017.

Cynthia Mallicote
Notary Public Cynthia Mallicote
My Commission Expires: 7/19/2021

CYNTHIA MALLICOTE
Notary Public - State of Florida
Commission # GG 086444
My Comm. Expires Jul 19, 2021
Bonded through National Notary Assn.

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**



201712190129228

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.

Julie Coone
Notary's Signature

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

My commission expires: 5-3-2021