(1)

BOX 10-A

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1499

Bill Garrett Davidson County
Batch# 70768 **DEEDWARR**
03/19/2018 12:38:51 PM 2 pgs
Fees: $13.00 Taxes: $795.50

20180319-0025666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2018

TONY C. HERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
JB Partners 4204 Belmont Boulevard Nashville, TN 37204	JB Partners 4204 Belmont Boulevard Nashville, TN 37204	91-10-223.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ghenwa Eltiti and Shadi Eltiti, Wife and Husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JB Partners, a Tennessee General Partnership**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots "F" and "G" on the Plan of Holman Heights of record in Book 332, Page 7, Register's Office of said County, being more particularly described as follows:

Beginning at a point in the center line of Nichol Street, said point being 55 feet northerly from the common corner of said Lots "F" and "G" on said Plat; thence easterly along a line parallel to and 55 feet north of the common line between said Lots "F" and "G", 165.5 feet to a point in the westerly line of the property conveyed to John Walsh and wife, Jessie H. Walsh by deed from Jewerl Foster and wife, Mildred M. Foster, of record in Book 2636, Page 377, said Register's Office; thence southerly along Walsh's said westerly line and parallel to Lovell Street, crossing the dividing line between said Lots "F" and "G", 80 feet to a point in said Lot "F" which is 25 feet south of the said dividing line; thence westerly along a line parallel to the dividing line between said Lots "F" and "G", 165.5 feet to a point in the center line of Nichol Street; thence northerly along the center line of Nichol Street 80 feet to the point of beginning.

Being the same property conveyed to Ghenwa Eltiti, a married woman by Warranty Deed from Brenda E. Smith, unmarried, dated November 2, 2017, recorded November 3, 2017, of record in Instrument No. 20171103-0113312, Register's Office for Davidson County, Tennessee, and in accordance with Order Approving Auction Sale Contract for Real Property, entered in the cause of Conservatorship of Brenda Smith, Docket No. 16P-

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 800
NASHVILLE, TN 37215

1493, 7th Circuit Court for Davidson County, Tennessee, Probate Division; and further, being the same property conveyed to Brenda E. Smith by Warranty Deed from Charles R. Tygard, Sr. and wife, Margaret T. Tygard, dated August 29, 1989, recorded September 7, 1989, of record in Book 7932, page 780, said Register's Office.

Shadi Eltiti joins in the execution of this instrument to convey any and all martial rights he may have in said property.

This is ☒ improved or ☐ unimproved property located at: **514 Nichol Road, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2018.

GRANTOR:

Ghenwa Eltiti

Shadi Eltiti

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ghenwa Eltiti, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of March, 2018.

Notary Public
My Commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM