Bill Garrett Davidson County
Batch# 71964 DEEDWARR
03/22/2018 08:27:30 AM 2 pgs
Fees: $13.00 Taxes: $603.10
20180322-0026910

WARRANTY DEED

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$163,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of March, 2018

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:
Mayer Ghobrial	Pinnacle Bank	135-10-0D-038.00CO
1053 Capital Funds Court	2307 Crestmoor Drive	
Nashville, TN 37217	Nashville, TN 37215	

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, **C & F Investment, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mayer Ghobrial**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS LOT NUMBER 38, VILLAS AT RANSOM PARK, ACCORDING TO PLAT OF MASTER DEED APPEARING OF RECORD IN INSTRUMENT NUMBER 20051025-0128829, AS AMENDED IN INSTRUMENT NUMBER 20061002-012190; INSTRUMENT NUMBER 20080314-0026053; INSTRUMENT NUMBER 20080502-0044959; INSTRUMENT NUMBER 20090821-0078945 AND SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRITIONS FOR VILLAS AT RANSOM PARK OF RECORD IN INSTRUMENT NUMBER 20121231-0120606, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to C & F Investment, LLC, a Tennessee Limited Liability Company, from Cynthia Pace, by deed on December 29, 2017, of record in Instrument Number 20180105-0001787, 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 2018 in the estimated amount of $948.87 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 135-10-0D-038.00CO, which are not due until 10/1/2018.
- Subject to all matters on Plan shown as Exhibit "B" to the Master Deed of record in Instrument No. 20051025-0128829, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument No. 20051025-0128829, as amended in Instrument No. 20061002-0121910, Instrument No. 20080314-0026053, Instrument No. 20080502-0044959, Instrument No. 20090821-0078945, and Second Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record Instrument No. 20121231-0120606, Register's Office for Davidson County, Tennessee.
- Charter of Villas at Ransom Park of record in Instrument No. 20051025-0128823, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage of record instrument No. 20001213-0122751, Register's Office for said County; Storm Water Detention Agreement of record in Instrument No. 20010206-0011474, Instrument No. 20010206-0011475, and Instrument No. 20010724-0078014, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1053 Capitol Funds Court, Nashville, TN 37217**

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.

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 March 15, 2018.

C & F Investment, LLC, a Tennessee Limited Liability Company

By Alaa Mankariuos, Authorized Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alaa Mankarious, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the authorized member of C & F Investment, LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of March, 2018.

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.