WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Amy Dieterle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MARCH, 2018.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bill Garrett Davidson County
Batch# 73761 DEEDWARR
03/27/2018 12:52:36 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20180327-0028623

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217,

File No.: 18-0102

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zebib Melendez	New Owner	094160E04000
(NAME)	(NAME)	
756 Spence Enclave Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
PETER P. KAIHANI AND WIFE, NIKOLE KAIHANI,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ZEBIB MELENDEZ, A MARRIED WOMAN,
HEREINAFTER CALLED THE GRANTEES, 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 Unit 40 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record as Instrument Number 20061115-0141672 and amended in Instrument Numbers 20061117-0142842; 20061213-0153595; 20080222-0017508 and 20080507-0047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Peter P. Kaihani and Nikole Kaihani by deed from R.J. York Homes, LLC, of record in Instrument 20100120-0004902, dated December 22, 2009, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20061115-0141672 and amended in Instrument 20061117-0142842; Instrument 20061213-0153595; Instrument 20080222-0017508; Instrument 20080423-0041404; Instrument 20080507-0047102; Instrument 20100427-0031915, and Instrument 20121116-0105801, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument Number 20061115-0141672 and amended in Instrument Numbers 20061117-0142842; 20061213-0153595; 20080222-0017508 and 20080507-0047102, said Register's Office; (3) Easement to Shell of record in Instrument 20090107-0001684, said Register's Office.

The signature of Nikole Kaihani is signed by her duly appointed Attorney-in-Fact, Peter Kaihani, pursuant to the Power of Attorney of record in Instrument _____, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 756 Spence Enclave Lane, Nashville, TN 37210
(House No.) (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 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. 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 22nd day of March, 2018.

Peter P. Kaihani

Nikole Kaihani by Peter Kaihani AIF
Nikole Kaihani by Peter Kaihani, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter P. Kaihani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this March 22, 2018.

My Commission Expires: 3/10/14 Notary Public

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Peter Kaihani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Nikole Kaihani as his/her/their Attorney in Fact as the free act and deed of the within named Nikole Kaihani.

Witness my hand and official seal at Nashville, Tennessee, the March 22, 2018.

My Commission Expires: 3/10/14 Notary Public

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206