THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 18-1206

Map-Parcel No. 135 12 0B 028.00

Bill Garrett Davidson County
Batch# 75243 DEEDWARR
04/02/2018 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $651.94
20180402-0030094

Property Address:
2108 NASHBORO BLVD, Nashville, TN 37217

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WARRANTY DEED

Send Tax Statements To:
Fairway Independent Mtg
P.O. Box 117298
Carrollton, TX 75011

Grantee's Name, Address:
AMGAD KHALIL
2108 Nashboro Village
Nashville, TN 37217

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LINWALL THOMAS, unmarried,** hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **AMGAD KHALIL, a married man,** hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A certain parcel of tract of land in Davidson County, State of Tennessee described as follows:

Being Lot No. 28 on the plan of Horizontal Property Regime, Private Elements Plat, Nashboro Village Tract 7 of record in Book 1170, Pages 49 and 50, which amends the plat of record in Book 4660, page 156 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to LINWALL THOMAS, by Special Warranty Deed from FEDERAL NATIONAL MORTGAGE ASSOCIATION, dated October 11, 2013, and recorded on October 17, 2013 of record in Instrument No. 20131017-0108757, Register's Office for Davidson, Tennessee.

This is improved property known as, 2108 NASHBORO BLVD, Nashville, TN 37217.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2018 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 4460, page 149, Plat Book 4660, page 156, Plat Book 4675, pages 21-25, Plat Book 4860, pages 72 thru 76 and Plat Book 11700, pages 49& 50, Register's Office for Davidson County, Tennessee.
3. Right-of-way easement granted to Metropolitan Government as contained in Book 4815, page 425, Register's Office for Davidson County, Tennessee.
4. Easement for Sanitary Sewers and Storm Drainage as contained in Book 8870, page 887 and Book 8870, page 932, Register's Office for Davidson County, Tennessee.
5. Easement for Cable Television and Maintenance Agreement as contained in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.

6. Declaration of Common Areas as contained in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.

7. Charter for Homeowners Association of record in Book 4828, page 834 and Book 11703, page 518, Registers office for Davidson County, Tennessee.

8. Subject to Lease with Web Service Company, Inc. as contained in Book 10690, page 327, Register's Office for Davidson County, Tennessee.

9. Declaration of Covenants, Conditions and Restrictions of record in Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Book 11703, page 520 and amended in Instrument No. 20000316-0027171, Instrument No. 20000627-0063887, Instrument No. 20050222-0018813 and Instrument No. 20010322-0027768, Register's Office for Davidson County, Tennessee.

10. Subject to parking rules as contained in Instrument No. 20091105-0102438 and Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 27 day of March, 2018.

Linwall Thomas

LINWALL THOMAS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **LINWALL THOMAS**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 27 day of March, 2018.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $176,200.00 .

Affiant

SWORN TO and subscribed before me on this 27th day of March, 2018.

Notary Public
My Commission expires: 11-8-21

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

[illegible], TN 37027

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 — My commission expires: 5-3-2021
Notary's Signature

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