WARRANTY DEED

Bill Garrett Davidson County
Batch# 81814 DEEDWARR
04/17/2018 10:19:05 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180417-0036022

M-VRES-18-2961

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21 (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Matthew D. Brooker and Lydia G. Brooker	new owner	
(NAME)	(NAME)	**062-02-0A-284.00-CO**
2961 Steamboat Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIFAH EL TITI AND ZAKI ABUALNAIL, WIFE AND HUSBAND,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MATTHEW D. BROOKER AND LYDIA G. BROOKER, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 321 on the Plan of Final Plat of River Trace Estates, Phase 1, Sections 4 and 5 of record in Plat Book 9700, Page 409, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kifah El Titi by Quitclaim Deed from Najat M. El Titi of record in Instrument No. 20100510-0035424, Register's Office for Davidson County, Tennessee, dated May 07, 2010 and recorded on May 10, 2010.

NOTE: THE SAID ZAKI ABUALNAIL JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, page 747, Register's Office for Davidson County, Tennessee.
- By-Laws of River Trace Estates of record in Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee.
- Charter of River Trace Estates Homeowner's Association of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 1163, Page 342, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee.
- Flowage Easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee.
- Grant and indemnity Agreement of record in Book 6583, Page 698 and Book 7030, page 798, in the Register's Office for Davidson County, Tennessee.
- Open Space easement deed for HOA of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2961 Steamboat Drive, Nashville, Tennessee 37214**.

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), their heirs and 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), 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 the 13th DAY OF APRIL, 2018.

Kifah El Titi

Zaki Abualnail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212