Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 95688 DEEDWARR
05/23/2018 09:43:00 AM 2 pgs
Fees: $13.00 Taxes: $1,067.45

20180523-0049259

J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $288,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF MAY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9460

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Lamia A. Alamri and Fahad A. Algahtani	New Owner	114-08-0C-130.00CO
7277 CHARLOTTE PIKE UNIT 345		
Nashville, TN 37209		

FOR AND 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, WE,

M.T. POST AND S.S. POST, HUSBAND AND WIFE*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LAMIA A ALAMRI AND FAHAD A ALGAHTANI, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7277 CHARLOTTE PIKE UNIT 345, Nashville, TN 37209

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/or 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/or 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 hand on the 17th day of May, 2018.

M.T. Post

S.S. Post

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, M.T. POST AND S.S. POST, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of May, 2018.

Notary Public _____

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

18-9460

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. 126, on the Horizontal Property Regime for West Park Phase 3, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636, Instrument No. 20050222-0018812 and instrument No. 20060202-0013378, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to M.T. POST and S.S. POST, husband and wife*, by deed from RACHEL L. GRAVES and DAVID SCOTT GRAVES, wife and husband, of record in Instrument No. 20160818-0086222 , dated August 17, 20 1 6 , said Register's Office.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST PARK, PHASE 3, as recorded in Instrument No. 20060202-0012968 and PUD Boundary Plat recorded at Instrument No. 20040624-0075136, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20040304-0024541, 20041221-0151636, 20050222-0018812 and 20060202-0013378, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Easement for Overhang, recorded in Book 6301, Page 684 and Instrument Nos. 20030530-0073233 and 20041112-0136248.

6. Stormwater Detention Agreement recorded at Instrument Nos. 20030530-0073233 and 20051123-0141922.

7. Quitclaim Deed recorded at Instrument No. 20120731-0067330 - Conveyance of common area.