Bill Garrett Davidson County
Batch# 95776 DEEDWARR
05/23/2018 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $351.50
20180523-0049394

STATE OF Tennessee
COUNTY OF ~~Davidson~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Elayna S. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2018.

Debra Paulsson
Notary Public
MY COMMISSION EXPIRES: 11-30-2020
File No. G18-1493D

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elayna S. Johnson, Unmarried Woman (NAME)	NEWOWNER Guaranteed Rate (NAME)	052-16-0A-003.00-CO
1301 Neelys Bend Road Unit 3 (STREET ADDRESS)	4410 N. Ravenswood Avenue (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Chicago, IL 60640 (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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Hana F. Dabit, Married, and Tommy Farah Dabit, Married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elayna S. Johnson, Unmarried 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:

Apartment Unit No. A-3, of NEELY'S BEND CONDOMINIUM under Title 64, Sections 2701, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, Page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium of record in Book 5200, Page 200, said Register's Office for more complete identification and description of such Unit.

BEING the same property conveyed to Hana F. Dabit, married, a 50% interest, and Tommy Farah Dabit, a 50% interest, married, as tenants in common from Lavon Perry Blankenship, married, by Warranty Deed dated July 15, 2013, as Instrument No. 20130718-0074250, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 200, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Neely's Bend Condominium and recorded in Book 5483, page 86; Instrument # 200207050080848, and Instrument # 200405270062519, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 5476, page 765, Register's Office for Davidson County, Tennessee.
5. NES Easement as recorded in Instrument # 200406240075203, Register's Office for Davidson County, Tennessee.
6. Building Regulations as recorded in Book 8277, page 314, Register's Office for Davidson County, Tennessee.
7. Notice and Order of Quarantine as recorded in Instrument # 201206140052249, Register's Office for Davidson County, Tennessee.
8. Certificate of Fitness as recorded in Instrument # 201210010089058, Register's Office for Davidson County, Tennessee.
9. Release from Order of Quarantine as recorded in Instrument # 201210010089059, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1301 Neelys Bend Road Unit 3, Madison, TN 37115.

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. Whenever 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 my/our hand(s) this 22nd day of May, 2018.

Hana F. Dabit — May 22, 2018 Date

Tommy Farah Dabit — May 22, 2018 Date

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 Hana F. Dabit, Married, and Tommy Farah Dabit, Married, the bargainor(s), 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, this 22nd day of May, 2018.

My Commission Expires: 3/21/22

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER