WARRANTY DEED

SARAH M DOOLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00.

Affiant

Subscribed and sworn to me on 06/08/18.

NOTARY PUBLIC
My Commission Expires: 11/22/2021

Bill Garrett Davidson County
Batch# 103316 DEEDWARR
06/12/2018 10:36:30 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20180612-0056263

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tiffany K. Street 417 Van Buren Street Nashville, TN 37208	Cambridge Mortgage 115B East main St. Gallatin, TN 37066	082090M00200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elias Haddad, a married man, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Tiffany K. Street, single, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2, Also shown as (417) of the Van Buren Street Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument No. 20060619-0072279, as amended in Instrument No. 20060727-0091088, and Supplement and Amendment of record in Instrument Nos. 20070518-0059640 and 20160930-0103314, changed name from Van Buren Street Townhomes to D.T. McGavock, First Addition, also see Declarations for D.T. McGavock First Addition recorded at Instrument No. 20020802-0092617; by-Laws recorded at Instrument No. 20020802-0092618; amendment to Declaration recorded at Instrument No. 20021213-0154068; Supplement and amended at Instrument No. 20031208-0176006; Declarations for D. T. McGavock, First Addition recorded at Instrument No. 20090116-0004233; Amended at Instrument No. 20160930-0103316, 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 said Master Deed. Reference is hereby made to the Plat of the Van Buren Street Townhomes as shown in Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.
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> Being the same property conveyed to Elias Haddad, unmarried by Warranty Deed from William H. Eason, Jr. married, recorded on the 27th day of July, 2006 in Instrument No. 20060727-0091089, in the Register's Office of Davidson County, Tennessee. Spouse of Grantor, Tracy Haddad, joins in the conveyance to transfer any and all marital interest in the property.

This is improved property known as 417 Van Buren Street, Nashville, Tennessee 37208.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE they 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

GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 on 06/08/18.

Elias Haddad

Tracy Haddad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/08/18, before me personally appeared Elias Haddad and Tracy Haddad, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/08/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY