WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

M-VRES-18-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

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)
Erian A. Shehata	Erian A. Shehata	
(NAME)	(NAME)	136-5-A-4.00CO
304 Kottas Place	304 Kottas place	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(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, **ALI M. ELTITI AND SUZANNE H. ELTITI, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ERIAN SHEHATA, A MARRIED MAN,** hereinafter called the Grantee, his 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. 4 on the Plan of Bayview Estates, Phase One, Revision One, of record in Plat Book 9700, Page 920, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ali M. Eltiti and wife, Suzanne H. Eltiti by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, recorded January 10, 2000 in Instrument No. 20000110-0003420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 9700, Page 920, 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 10323, Page 55; Book 10727, Page 268; Book 11019, Page 911; Book 11251, Page 126, Book 11271, Page 163 and In Instrument No. 20020104-0001403, Register's Office for Davidson County, Tennessee.
- By-Laws of Bayview Estates Homeowners Association of record in Book 10323, Page 86, in the Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Bayview Estates Homeowner's Association of record in Instrument Number 20000710-0068261, in the Register's Office for DavidsonCounty, Tennessee.
- Landscape agreement of record in Book 10339, Page 298, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3708, Page 237; Book 7830, Page 233; Book 10085, Page 576 and in Book 10339, Page 233, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Bell South of record in Book 11762, Page 271, 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: **304 Kottas Place, Nashville, Tennessee 37217**.

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.

Bill Garrett Davidson County
Batch# 117086 DEEDWARR
07/17/2018 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20180717-0069509

Witness our hands this the 16th DAY OF JULY, 2018.

Ali M. Eltiti by Kifah Abualnail, Attorney-in-Fact

Suzanne H. Eltiti by Kifah Abualnail, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIFAH ABUALNAIL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALI M. ELTITI AND SUZANNE H. ELTITI, and who acknowledged he/she/they executed the same as the free act and deed of the said ALI M. ELTITI AND SUZANNE H. ELTITI.

Witness my hand and official seal, this the 16th of July, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019