WARRANTY DEED

Bill Garrett Davidson County
Batch# 134199 **DEEDWARR**
08/28/2018 02:02:48 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20180828-0085279

M-RMX-18-1715A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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)
Theodore E. Ghazal	new owner	
(NAME)	(NAME)	**81-8-F-1.00CO**
1715 A 7th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREENE AND YOUNG ENTERPRISES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **THEODORE E. GHAZAL, A SINGLE 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 Unit 1 of the Horizontal Property Regime of 1715 7th Avenue North Condominium, pursuant to Master Deed of record in Instrument No. 20070502-0052688, amended in Instrument No. 20101112-0090786, Register's Office for said County, to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Green and Young Enterprises, LLC, an Alabama limited liability company, by Warranty Deed from Richard D. Newton, an unmarried man, recorded May 12, 2015 in Instrument No. 20150512-0043188, Register's Office for Davidson County, Tennessee.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument No. 20070502-0052688, amended in Instrument No. 20101112-0090786, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20070824-0101522, 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: **1715 A 7th Avenue North, Nashville, Tennessee 37208**.

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 24th DAY OF AUGUST, 2018.

Greene and Young Enterprises, LLC, an Alabama limited liability company

BY: _____
Richard Young
Member

BY: _____
Jason Greene
Member

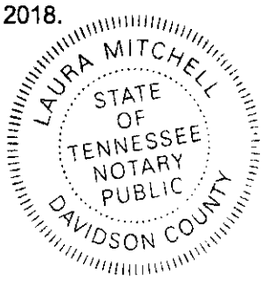
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD YOUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GREENE AND YOUNG ENTERPRISES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of August, 2018.

_____
Notary Public

My Commission Expires: 1/3/22
(SEAL)



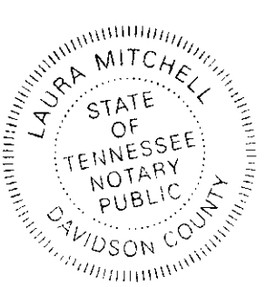
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON GREENE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GREENE AND YOUNG ENTERPRISES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of August, 2018.

_____
Notary Public

My Commission Expires: 1/3/22
(SEAL)



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