G-31156-8
Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 135541 DEEDWARR
08/31/2018 10:40:33 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20180831-0086576

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of August 2018.

Notary Public

MY COMMISSION EXPIRES: 3-10-2019
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Patricia E. Brooks	Simmons Bank	114 11 0A 027.00
(NAME)	(NAME)	
7470 Charlotte Pike, Unit 2	501 Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Pine Bluff, AR 71601	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ahmed Nagi, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Patricia E. Brooks, single 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:

Land in Davidson County, Tennessee being Unit No. 2, on the Plan of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in 20001212-0122257 supplements and amendments of record in Instrument No. 20020125-0010757; 20020125- 0010758; 20021021-0128687 and 20040115-0006459, 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 20040115-006459 Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Daniel S. Burch and wife, Robin L. Burch by Warranty Deed from Karl E. Haury, Jr., married dated September 24, 2004 and recorded September 28, 2004 as Instrument No. 200409280116799, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Ahmed Nagi, an unmarried man by Warranty Deed from Daniel S. Burch and Robin L. Burch, husband and wife dated October 26, 2016 and recorded November 3, 2016 as Instrument No. 201611030116431, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his spouse.

File Number: GRN-186721SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7470 Charlotte Pike, Unit 2, 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 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, has 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. 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 30 day of August, 2018

Ahmed Nagi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ahmed Nagi, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-186721SSO