THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JILL RODRIGUEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 135859 DEEDWARR
09/04/2018 09:59:44 AM 2 pgs
Fees: $13.00 Taxes: $604.95

20180904-0087018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $163,500.00

Affiant

Subscribed and sworn to before me, this 30th day of August, 2018.

Notary Public
My Commission Expires: 10.11.21

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Hussein Alnuaimi and Mayyadah Alwiswasee 416 English Ivy Dr Nashville, TN 37211	New Owner	Tax Parcel ID No. 161-11-0-D 071.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID P. JAEGER AND GRACE ELLEN VAN WINKLE, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **HUSSEIN ALNUAIMI AND MAYYADAH ALWISWASEE, HUSBAND AND WIFE,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **Land in Davidson County, Tennessee, being Unit No. 71, Building M, as shown on the map entitled the Plan of Villages of Brentwood, Phase VII, of record in Plat Book 6900, page 777, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**
>
> **Being the same property conveyed to DAVID P. JAEGER, UNMARRIED, by deed from KELLY MAYS BOLTON AND KEITH BOLTON, WIFE AND HUSBAND, of record in Instrument No. 20140923-0087229, dated September 12, 2014, said Register's Office.**
>
> **Grace Ellen Van Winkle, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.**

This is improved property commonly known as: **416 English Ivy Dr, Nashville, TN 37211**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of August, 2018.

DAVID P. JAEGER

Grace Ellen Van Winkle By
Its Attorney-in-Fact

GRACE ELLEN VAN WINKLE
BY: David P. Jaeger, As 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, **DAVID P. JAEGER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of August, 2018.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **DAVID P. JAEGER** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **GRACE ELLEN VAN WINKLE**, as Attorney – In – Fact, and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2018.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commi 02-2022

Notary Public

My commission expires: