THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180817578

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $494,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2018.

Notary Public
My Commission Expires: 7/6/20

Karen Y Johnson Davidson County
Batch# 148079 **DEEDWARR**
10/02/2018 03:35:23 PM 2 pgs
Fees: $13.00 Taxes: $1,827.80

20181002-0097863

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ramzi Mardam Bey 1808 24th Avenue #302 Nashville TN 37212	NEW OWNER	Tax Parcel ID No. 104-11-0Z-302.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charu Shah and Pankaj Shah, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ramzi Mardam Bey, unmarried**, ("Grantee"), his 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. 302, as set forth in the Declaration of Covenants, Conditions and Restrictions of Acklen at 24th, a Condominium Development, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record in Instrument Number 20130927-0101658, as amended by Instrument No. 20131009-0106143, and Instrument No. 20140722-0065160, in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibit "D", of said Declaration, as amended.

Being the same property conveyed to Charu Shah and Pankaj Shah, wife and husband by deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20140930-0090274 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 30, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130927-0101658, as amended in Instrument No. 20131009-0106143 and Instrument No. 20140722-0065160 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for the Purpose of Public Street Right of Way of record in Instrument Number 20130731-0079483, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130905-0093933, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20140902-0079901, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument Number 20140721-0064696, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1808 24th Avenue #302 Nashville TN 37212

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 27th day of September, 2018.

Charu Shah

Pankaj Shah

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charu Shah and Pankaj Shah, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022