Name and Address of New Owner:
Fady Nagib
974 Murfreesboro Rd.
Nashville, TN 37210

Send Tax Bills To:
Fady Nagib
974 Murfreesboro Rd.
Nashville, TN 37210

This Instrument Prepared By & Return to:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 133-16-OA-118.00-CO

Karen Y Johnson Davidson County
Batch# 149912 DEEDWARR
10/08/2018 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $203.50
20181008-0099712

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **W. H. McPherson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Fady Nagib,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. J-15, on the Plan of Harding Glen Condominiums (formerly known as Barcelona Condominiums), created under Title 66, Chapter 27, Sections 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6400, Page 801; as amended in Book 9397, Page 814; Book 11509, Page 965; and Instrument No. 20070926-0114999, 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 Exhibit A-1 of said Master Deed.

Being the same property conveyed to Terry W. Price by Special Warranty deed from State Street Bank and Trust Company by GMAC Mortgage Corporation of record in Book 10416, page 818, and Final Decree Confirming Sale recorded in Instrument No. 20020917-0113208, Register's Office for Davidson County, Tennessee, dated March 27, 1997 and recorded on April 15, 1997. (Value or consideration shown in aforementioned deed $20,000.00.)

Further, being the same property conveyed to W.H. McPherson by Quitclaim deed from Terry W. Price of record in Instrument No. 20030609-0079459 Register's Office for Davidson County, Tennessee, dated June 02, 2003 and recorded on June 09, 2003. (Value

of consideration shown in aforementioned deed $100.00.) Being also known as 270 Tampa Drive* Nashville, Tennessee 372113994.

*Unit J-15

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF HARDING GLEN CONDOMINIUMS (FORMERLY KNOWN AS BARCELONA CONDOMINIUMS), CREATERD UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET. SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6400, PAGE 801; AS AMENDED IN BOOK 9397, PAGE 814; BOOK 11509, PAGE 965, AND INSTRUMENT NO. 20070926-0114999, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of October, 2018.

(SEAL)
W. H. McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2018, before me personally appeared W. H. McPherson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 5th day of October, 2018.

Notary Signature
My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

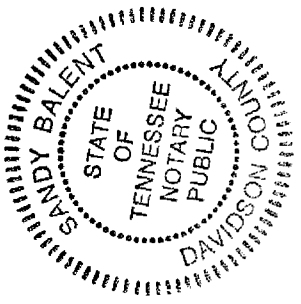
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of October, 2018.

Notary Public
My commission expires: 11-5-19
File No. 2018-34



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

STATE OF TENNESSEE NOTARY PUBLIC
SANDY BALENT
DAVIDSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).