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: 147-03-OA-071.00-CO

Karen Y Johnson Davidson County
Batch# 149917 DEEDWARR
10/08/2018 03:37:30 PM 4 pgs
Fees: $23.00 Taxes: $203.50
20181008-0099716

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 E-5, of Harding Place Condominiums created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated as established by a Master Deed, of record in Book 6104, Page 725, 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. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, Page 571, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by Substitute Trustee's deed from Union Financial Corporation, a Tennessee Corporation, Substitute Trustee of record in Book 8144, page 211, Register's Office for Davidson County, Tennessee, dated June 29, 1990 and recorded on July 02, 1990. (Value or consideration shown in aforementioned deed $15,000.00.)

Being the same property conveyed to W. H. McPherson by Quitclaim deed from Resolution Trust Corporation, as Receiver of Metropolitan Federal Savings and Loan Association, F. A. of record in Book 8605, page 336, Register's Office for Davidson

County, Tennessee, dated April 03, 1992 and recorded on April 20, 1992. (Value or consideration shown in aforementioned deed $5,000.00.) Being also known as 441 Harding Place* Nashville, Tennessee 37211. *Unit E-5

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF HARDING PLACE CONDOMINIUMS CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101 ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED AS ESTABLISHED BY A MASTER DEED OF RECORD IN BOOK 6104, PAGE 725, 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.

W. H. McPherson (SEAL)

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 (or proved to me on the basis of satisfactory evidence) 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 NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

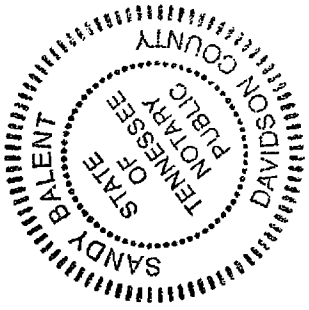
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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. 2018-33



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

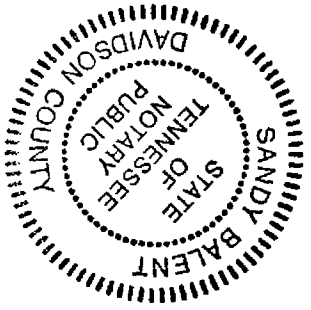
state, Steven Disser, **who acknowledges that this certificatio**n of an electronic
Signer's Name

document is true and correct and whose signature **I have witnessed.**

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(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).