THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917901**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $237,000.00. Affiant Subscribed and sworn to before me, this 10th day of October, 2018. Notary Public My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Y Johnson Davidson County
Batch# 150989 **DEEDWARR**
10/12/2018 09:04:35 AM 2 pgs
Fees: $13.00 Taxes: $876.90

20181012-0101260

WARRANTY DEED

Address New Owner: Heidi Gracia, Trustee 1011 Monroe Lane Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181-11-0C-018.00-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, **Mohamad M. Alaw and Lena Hussain, husband and wife,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heidi Gracia, Trustee of The Heidi Gracia Revocable Living Trust u/a/d May 25, 2007**, ("Grantees"), its 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. 266 on the Plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1), as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20080318-0027346, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mohamad M. Alaw, an unmarried man by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20101020-0083846 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 20, 2010. Lena Hussain joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Mohamad M. Alaw

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.

Subject to all matters shown on the Plan of record as Instrument Number 20071120-0136050, as corrected in Instrument Number 20080318-0027346, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20060627-0076525 and amended in Plat Instrument No. 20060912-0112742, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Instrument Number 20050922-0114218, Instrument Number 20060328-0035297, Instrument Number 20060501-0049958, Instrument Number 20060731-0092350, Instrument Number 20061228-0160255, Instrument Number 20070130-0012170, Instrument Number 20071129-0138690, Instrument Number 20071213-0143550, Instrument Number 20080226-0018882, and Instrument Number 20080318-0027346, Register's Office for Davidson County, Tennessee.

Charter of Homeowners Association of record in Instrument Number 20081219-0121383, in the Register's Office for Davidson County, Tennessee.

Common Area conveyed to Homeowners Association of record in Instrument Number 20051031-0130768, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20051219-0151949, in the Register's Office for Davidson County, Tennessee.

Easement for Transmission Lines of record in Book 4425, Page 568, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers, Storm Drainage, Water Mains, Pumps, and Appurtenances of record in Instrument Number 20071023-0125249, in the Register's Office for Davidson County, Tennessee.

Water Quality Pond of record in Instrument Number 20070125-0010032, in the Register's Office for Davidson County, Tennessee.

Maintenance Agreement of record in Instrument Number 20070509-0055790, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8334 Rossi Road Brentwood TN 37027

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, Grantor has executed this instrument on this 10th day of October, 2018.

Mohamad M. Alaw
Mohamad M. Alaw

Lena Hussain
Lena Hussain

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mohamad M. Alaw and Lena Hussain, 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 10th day of October, 2018.

Nathan L Powers
Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON