This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

ADDRESS NEW OWNER:
Martina Abdelmalak
155 Bell Rd, Villa 5
Nashville, TN 37217
SEND TAX BILL TO MORTGAGEE:
Legacy Home Loans, LLC
4004 Hillsboro Pk, Ste 216B
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 152831 DEEDWARR
10/19/2018 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20181019-0104040

MAP 136 13 0B 005.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GGW IRA, LLC** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Martina Abdelmalak,** hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land in Davidson County, Tennessee, Being Unit No. 5 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro A Horizontal Property Regime, of record at Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715, of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to GGW IRA LLC by Warranty Deed from GRAN, Inc., of record as Instrument No. 20170418-0038048 in the Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715, said Register's Office.
Subject to an easement for Storm Water, in favor of Metropolitan Government of Nashville , set forth in an instrument of record in Instrument No. 20150423-0036517, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to an easement for Sewer, in favor of Metropolitan Government of Nashville , set forth in an instrument of record in Insrrument No. 20150804-0076934, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

This is improved property known as 155 Bell Road, Villa 5, Nashville, Tennessee 37217.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind itself, its' successors and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this the 16th day of October, 2018.

GGW IRA, LLC
By: Gregory G. White, Manager

STATE OF FLORIDA)
COUNTY OF VOLUSIA)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gregory G. White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as **Manager of GGW IRA, LLC**, with the authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of October, 2018.

NOTARY PUBLIC
My Commission Expires:
Dec. 15, 2018

SHELENE M SMITH
MY COMMISSION #FF191884
EXPIRES: DEC 15, 2018
Bonded through 1st State Insurance

TRIAL MODE – Click here for more information

STATE OF ~~TENNESSEE~~ FLORIDA)
COUNTY OF ~~DAVIDSON~~ VOLUSIA)

The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day
of October, 2018.

NOTARY PUBLIC
My Commission Expires:

SHELENE M SMITH
MY COMMISSION #FF191994
EXPIRES: DEC 15, 2018
Bonded through 1st State Insurance

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the 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, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)