Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2280

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of November, 2018

Notary Public

Commission Expires: 5.2.22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 157099 DEEDWARR
11/06/2018 12:49:30 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20181106-0109985

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ibrahim Ezzat and Susanne Ezzat 303 Criddle Street 208 Nashville, TN 37219	JP Morgan Chase 700 Kansas Lane Monroe, LA 71203	082-13-0-G-208.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Erin M. Kline, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ibrahim Ezzat and Susanne Ezzat, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in Davidson County, Tennessee, being Unit No. 208, as specified on the Plat shown on the First Amendment of Master Deed, on the Plan of the Harrison Square Condominiums, a Horizontal Property Regime, as established in Master Deed of record at Instrument No. 20060823-0103941, as amended at Instrument No. 20071025-0126183, in the Register's Office of Davidson, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with undivided percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed, reference is hereby made to the plan of Harrison Square Condominiums, for placement of Units, as shown on Exhibit "A" to the First Amendment to Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete description of such Unit.

Being the same property conveyed to Erin M. Kline, unmarried by Warranty deed from Craighead Patten Properties II, a Tennessee general partnership of record in Instrument No. 20081008-0101878 Register's Office for Davidson County, Tennessee, dated October 3, 2008 and recorded on October 8, 2008.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 303 Criddle Street 208, Nashville, TN 37219

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of November, 2018.

Erin M Kline

Erin M. Kline

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Erin M. Kline** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of November, 2018.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/3/21

(Notary Seal)

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019