Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2610

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-RR-18-2470

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of December, 2018

Notary Public

Commission Expires: 9/6/22

STATE OF TENNESSEE NOTARY PUBLIC SUSAN L HEINRICH DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ayman Abdalla and Saeda Sidhom 2470 Nashboro Boulevard Nashville, TN 37217	New owner	135-12-0E-235.00-CO

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,

Ryan T. Horvath, a single man

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

Ayman Abdalla, and Saeda Sidhom, 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:

Land in Davidson County, Tennessee being Unit No. 235, on the plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, Page 159, as amended by Instrument No. 20050222-0018814 and as now included in the Horizontal Property Regieme, Private Element, Nashboro - Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ryan T. Horvath, a single man by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-39CB, Mortgage Pass-Through Certificates, Series 2006-39CB of record in Instrument No. 20140620-0054056 Register's Office for Davidson County, Tennessee, dated June 17, 2014 and recorded on June 20, 2014.

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: 2470 Nashboro Boulevard, Nashville, TN 37217

Karen Y Johnson Davidson County
Batch# 177325 DEEDWARR
12/21/2018 04:06:33 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20181221-0124679

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 17th day of December, 2018.

Ryan T. Horvath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 17th day of December, 2018.

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)

SUSAN I HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON