THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 181118414

Karen Y Johnson Davidson County
Batch# 178120 **DEEDWARR**
12/27/2018 09:15:19 AM 2 pgs
Fees: $13.00 Taxes: $492.10

20181227-0125454

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is: $133,000.00.

Affiant

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Subscribed and sworn to before me, this 13th day of December, 2018.

Notary Public
My Commission Expires: 2/25/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Khaldoun Kailani 3415 West End Avenue E-1002 Nashville TN 37203	Same	Tax Parcel ID No. 104-06-0A-103.00-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, **Tim Griggs, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Khaldoun Kailani, a married man** ("Grantee"), his 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. 1002 E, on the Plan of Continental Condominiums of record in Plat Book 5200, Page 399, said Register's Office to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Tim Griggs by Warranty deed from David P. Simon, a married man of record in Instrument No. 20151125-0119502 Register's Office for Davidson County, Tennessee, dated November 24, 2015 and recorded on November 25, 2015.

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 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 399 through 401, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 43, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property

Regime of Continental Condominium of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 5864, Page 834, in the Register's Office for Davidson County, Tennessee.
By-Laws of Continental Condominiums Homeowners' Association, Inc. of record in Book 5862, Page 626, in the Register's Office for Davidson County, Tennessee.
Resolution of record in Book 7461, Page 217 and Instrument No. 20051024-0128399, in the Register's Office for Davidson County, Tennessee.
Overhang Easement of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee.
Memorandum of Agreement between Continental Homeowners' Association, Inc. and Nextel South Corporation of record in Instrument Number 20010514-0049446, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 3415 West End Avenue E-1002 Nashville TN 37203

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 13th day of December, 2018.

Tim Griggs

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tim Griggs, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of December, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022