WARRANTY DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

W-FC-19-922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Frank V. Cordaro
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 192050 **DEEDWARR**
02/05/2019 02:45:33 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20190205-0011057

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Frank V. Cordaro	**Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity**	
(NAME)	(NAME)	**094-16-0E-089.00-CO**
720 **922 Spence Enclave Court** Lane	**PO Box 961292**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Fort Worth, TX 76161-0292**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IBRAHIM ELSAEED AND WIFE, SARAH ALMAGBOUL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK V. CORDARO, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 89, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672, amended in Instrument No.20061117-0142842, Instrument No. 20061213-01 53595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102 and Instrument No. 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument No. 20100428-0032407, and amended in Instrument No. 20121116-0105801, said Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete
legal description.

Being the same property conveyed to Ibrahim Elsaeed and wife, Sarah Almagboul by Warranty Deed from R.J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20130328-0030706 Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded on March 28, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20061115-0141672, as amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915 its Scrivener's Affidavit and Correction Instrument recorded in Instrument No. 20100428-0032407, and Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20051219-0151715, in the Register's Office for Davidson County, Tennessee.
- Exception to Easement of record in Instrument Number 20060210-0016418 and Instrument No. 20060210-0016424, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement of record in Instrument Number 20080409-0035677, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water and Sanitary Sewer of record in Instrument Number 20091022-0097490, in the Register's Office for Davidson County, Tennessee.
- Easement for Electric Power Line granted to Tennessee Electric Power Company of record in Book 437, Page 45, Book 2026, page 616, and Book 437, page 54, in the Register's Office for Davidson County, Tennessee.
- Easement for electric power transmission lines granted to United States of America of record in Book 1814, Page 597, and Book 1814, page 594,, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 722, Page 271, in the Register's Office for Davidson County,

Tennessee.
- Slope Easement of record in Book 5015, Page 699 and Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of Lebanon Pike granted to State of Tennessee of record in Book 2704, Page 419, in the Register's Office for Davidson County, Tennessee.
- Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) of record in Book 7672, Page 112, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 656, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **922 Spence Enclave Court, Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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 my/our hand(s) this the 31st DAY OF JANUARY, 2019.

Ibrahim Elsaeed

Sarah Almagboul

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212