31544-8 Box 14

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 197325 DEEDWARR
02/21/2019 08:45:54 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20190221-0015578

A-BR-19-1598

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020
(AFFIX SEAL)

PATRICIA J PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Asad Al Aboud and Katherine Swett Aboud** | **Fifth Third Bank** | |
| (NAME) **1598 Straightway Ave.** | (NAME) **P.O. Box 630170** | **072-14-4M-001.00-CO** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) **Cincinnati, OH 45263** | |
| (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, **GLBAK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASAD AL ABOUD AND KATHERINE SWETT ABOUD, HUSBAND AND WIFE,** 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 No. 1598, on the Plan of Straightway Townhomes, a Horizontal Property Regime with Private Elements, files as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160328-0028721, in the Register's office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Cheryl. L. Borowski and husband Charles Borowski by Warranty Deed from John T. Jarrett dated 04/18/2011, recorded 05/09/2011 of record in Instrument No. 20110509-0035416 and corrected in Scrivener's Affidavit of record in Instrument No. 20190212-0013066 in the Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to Ridgemont Homes, LLC, a Tennessee limited liability company by Warranty deed from Cheryl L. Borowski and husband Charles Borowski of record in Instrument No. 20150710-0067387 Register's Office for Davidson County, Tennessee, dated July 07, 2015 and recorded on July 10, 2015.

Being the same property conveyed to Gregory A. Koster and wife, Liliane L. Koster by Warranty deed from Ridgemont Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170612-0058673 Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on June 12, 2017.

Being the same property conveyed to GLBAK, L.L.C., a Nebraska Limited Liability Company by Warranty deed from Gregory A. Koster and wife, Liliane L. Koster of record in Instrument No. 20180614-0057042 Register's Office for Davidson County, Tennessee, dated May 24, 2018 and recorded on June 14, 2018.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- 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 Straightway Townhomes of record in Instrument Number 20160328-0028721, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1598 Straightway Ave., Nashville, Tennessee 37206**.

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 19 DAY OF FEBRUARY, 2019.

GLBAK, L.L.C., a Nebraska Limited Liability Company

BY: _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of GLBAK, L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of February, 2019.

_____
Notary Public
My Commission Expires: 8-31-2020
(SEAL)




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