WARRANTY DEED

Karen Johnson Davidson County
Batch# 211630 DEEDWARR
03/29/2019 10:10:00 AM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20190329-0028489

A-RA-19-517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires November 08, 2022

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)
Nagi Hamied Hauter and Jamal Saif Albarati	**New Owner**	
(NAME)	(NAME)	**092-08-0-090.00**
(ADDRESS)	(ADDRESS)	
(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, **JANNIE CARTER WILLIAMS, A SINGLE WOMAN AND LISA CARTER, A SINGLE WOMAN AND JOSEPH L. PERRY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NAGI HAMIED HAUTER AND JAMAL SAIF ALBARATI** _____, 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 Lot No. 1 and 2 on the Plan of H.P. Bosticks 2nd Plan to Nashville of record in Plat Book 21, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property..

Said Lot Nos. 1 and 2 front 50 feet each on the Southerly side of Jo Johnston Ave., formerly Line Street, and runs back between parallel lines 175 feet to an alley, said Lot No. 1 running back with the Westerly margin of 18th Avenue, formerly Bostick Avenue.

Included in the above but Excluded therefrom is that portion thereof described in the Agreed Final Order, a certified copy of which is of record in Book 5496, Page 804, said Register's Office.

Being the same property conveyed to Albert B. Morrison and wife, Dorothy L. Morrison by Warranty deed from John W. Nolan, III, Individually and as Trustee for Warren B. Sloan, II, with the Right to Rent, Lease, Mortgage, Transfer, Convey and Sell without the Necessity of the Beneficiary Joining Therein, as to an Undivided 2/3 Interest and Mary S. McCord and Von Sianford Sloan, as Joint Tenants, as to an Undivided 1/3 Interest of record in Book 10048, page 141, Register's Office for Davidson County, Tennessee, dated May 10, 1996 and recorded on May 13, 1996 and Re-recorded on July 27, 1996, recorded in Book10101, Page 97 .

Being the same property conveyed to Jannie Carter Williams and Joseph L. Perry and Lisa Carter, tenants in common by Warranty deed from Albert B. Morrison and wife, Dorothy L. Morrison of record in Instrument No. 20170516-0048392 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 16, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 46, 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.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 Dr D B Todd Jr Blvd., Nashville, Tennessee 37203**.

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 27th DAY OF MARCH, 2019.

Jannie Carter Williams

Jannie Carter Williams

Lisa Carter by Jannie Williams as Attorney-in-Fact

Lisa Carter by Jannie Williams as Attorney-in-Fact

Joseph L. Perry

Joseph L. Perry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANNIE CARTER WILLIAMS, 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 27th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANNIE WILLIAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LISA CARTER, and who acknowledged he/she/they executed the same as the free act and deed of the said LISA CARTER.

Witness my hand and official seal, this the 27th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH L. PERRY, 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 27th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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