WARRANTY DEED

Karen Johnson Davidson County
Batch# 213162 DEEDWARR
04/03/2019 09:46:32 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190403-0030081

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-13-22 (AFFIX SEAL)

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO. EXP. 4-13-2022

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)
Firas M. Obeidat and Cori Jean Obeidat	New Owner	
(NAME)	(NAME)	082-09-0C-006.00-CO
1205 A 5th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **JEFFREY N. DAVIDSON AND WIFE, GILLIAN P. DAVIDSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FIRAS M. OBEIDAT AND WIFE, CORI JEAN OBEIDAT,** 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. 1205-A, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF GERMANTOWN COURT CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY BY-LAWS AND MASTER DEED, OF RECORD IN INSTRUMENT NO. 20031006-0147481, AMENDED IN INSTRUMENT NO. 20050406-0037816 AND INSTRUMENT NO. 20060525-0061623, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT A TO THE AFOREMENTIONED MASTER DEED.BEING THE SAME PROPERTY CONVEYED TO SIGSBEE B. JUMPER AND WIFE, KATHRYN H. JUMPER BY WARRANTY DEED FROM KENNETH R. BUELL AND WIFE, LORRAINE S. BUELL OF RECORD IN INSTRUMENT NO. 20080425-0042257 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 11, 2008 AND RECORDED ON APRIL 25, 2008. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $258,900.00.)BEING THE SAME PROPERTY CONVEYED TO JEFFREY N. DAVIDSON AND WIFE, GILLIAN P. DAVIDSON BY WARRANTY DEED FROM SIGSBEE B. JUMPER AND WIFE, KATHRYN H. JUMPER OF RECORD IN INSTRUMENT NO. 20181121-0114599 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 14, 2018 AND RECORDED ON NOVEMBER 21, 2018. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $450,000.00.) BEING ALSO KNOWN AS 1205 A 5TH AVE N NASHVILLE, TENNESSEE 37208.

Being the same property conveyed to Jeffrey N. Davidson and wife, Gillian P. Davidson by Warranty deed from Sigsbee B. Jumper and wife, Kathryn H. Jumper of record in Instrument No. 20181121-0114599 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 21, 2018.

This conveyance is subject to:

- Taxes for the year 2019, 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 Germantown Court Condominiums of record in Instrument Number 20031006-0147481, amended in Instrument No. 20050406-0037816 and Instrument No. 20060525-0061623 and in Instrument No. 20170419-0038400, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20030902-0126876, in the Register's Office for Davidson County, Tennessee.

Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

- 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: 1205 A 5th Ave N, Nashville, Tennessee 37208.

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 22 DAY OF MARCH, 2019.

Jeffrey N. Davidson

Gillian P. Davidson

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY N. DAVIDSON, 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 22nd of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RITA MAURIC
MY COMMISSION # FF 902740
EXPIRES: November 22, 2019
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILLIAN P. DAVIDSON, 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 22nd of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RITA MAURIC
MY COMMISSION # FF 902740
EXPIRES: November 22, 2019
Bonded Thru Notary Public Underwriters

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