Karen Johnson Davidson County
Batch# 222810 DEEDWARR
04/26/2019 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,521.81
20190426-0038709

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $411,300.00.

Affiant

Subscribed and sworn to before me, this 26 **day of April, 2019.**

Notary Public
My commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-1903-77162

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Michael W. Bresnan 211A S. 11th Street Nashville TN 37206	718 Washington Street Gloucester, MA 01930 Michael W. Bresnan	083-13-0-C-019.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elaina S. Al-Nimri, unmarried, and Walid O. Al-Nimri and Joyce M. Al-Nimri, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael W. Bresnan and Mary Ann Sherry, husband and wife**, hereinafter called the Grantees, their successors and assigns, a 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. 211-A, on the Plan of MC3, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing MC3 of record in Instrument No. 20070628-0077498, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Elaina F. Al-Nimri, and Walid O. Al-Nimri and Joyce M. Al-Nimri, husband and wife by deed from Wolfgang F. Roeder and wife, Judith L. Roeder, dated March 23, 2015, recorded March 25, 2015, of record in Instrument No. 20150325-0025572, Register's Office for Davidson County, Tennessee. Elaina F. Al-Nimri and Elaina S. Al-Nimri are one in the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 211A S. 11th Street, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 26th day of April, 2019.

Elaina S. Al-Nimri

Walid O. Al-Nimri

Joyce M. Al-Nimri

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Elaina S. Al-Nimri, Walid O. Al-Nimri and Joyce M. Al-Nimri,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26 day of April, 2019.

Notary Public
State of Tennessee at Large

My Commission expires: 12/20/2020

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

TRUE COPY CERTIFICATION

I, Jason Nguyen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Jason Nguyen

State of Tennessee

County of Wilson

Personally appeared before me, Cheri D. Bayer, a notary public for this county and state, Jason Nguyen, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheri D. Bayer

My commission expires: 12/20/2020

Notary Seal:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020