WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,700.00.

Lisa Grimm
(Affiant)

Sworn to and subscribed before me this 2nd day of May, 2019.

Notary Public

My commission expires: 2/1/23

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Wilson County

Stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 226820 DEEDWARR
05/07/2019 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $864.69
20190507-0042766

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Mohanad Abdallah (NAME)	**Mohanad Abdallah** (NAME)	**161-15-0B-091.00-C**
3506 Steffisburg Dr. (ADDRESS)	New Owner (ADDRESS)	
Nashville, TN 37211 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kelly L. Koerber, a single person, now known as Kelly Lynn Dietz, and married to Corey Dietz, who joins in this conveyance**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mohanad Abdallah, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 254 together with the private elements appurtenant thereto, on the plan of RoseMonte, Phase 2 (hereinafter referred to as the " Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Properly Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment lo Master Deed of RoseMonte Townhomes, of record In Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes. shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record In Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

Being the same property conveyed to Kelly L. Koerber, a single person by Deed dated November 12, 2009 from MACS Development Group, a Tennessee limited liability company, recorded November 16, 2009, in Instrument Number 2009116-0104955, in the Registrar's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. The Plan as set out on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, and all matters shown therein.
2. All matters shown on the Boundary Plat of record in Instrument No. 20021107-0137236, Register's Office for Davidson County, Tennessee
3. Subject to all items shown on the plan of record in Book 6250, Page 763, and Surveyor's Certificate of record Book 6749, Page 640 and Book 6900, Page 806, Register's Office for Davidson County, Tennessee.
4. Charter of RoseMonte Townhomes Owners Association Inc. of record in Instrument No. 20051122-0141352, Register's Office for Davidson County, Tennessee.
5. Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed and By-Laws of RoseMonte Townhomes of record in Instrument No. 20051117-0138877, as amended by Instrument No. 20070517-0059078, each in the Register's Office for Davidson County, Tennessee.
6. Sanitary Sewer Easement of record in Book 6710, Page 495, in the Register's Office for Davidson County, Tennessee.
7. Grant of Transmission Line Easement, or record in Book 2400, Page 596, in the Register's Office for Davidson County, Tennessee.
8. Permanent Easement and Right-of-Way for Street Purposes, of record in Book 4730, Page 607, in the Register's Office for Davidson County, Tennessee.
9. Agreement for Dedication of Easement for Water Distribution Lines and Access Road, of record in Instrument No. 20020919-0114212, in the Register's Office for Davidson County, Tennessee.
10. Storm Water Detention Agreement of record in Instrument No. 20021104-0134971, in the Register's Office for Davidson County, Tennessee.
11. Easement granted to Comcast of record in Instrument No. 20091020-0096978, in the Register's Office for Davidson County, Tennessee.
12. Fixture Filing executed by RoseMonte Townhomes Owners Association to secure BIC Investments, LLC, in the amount of $135,000.00, of record in Instrument No. 20181109-0111207, in the Register's Office for Davidson County, Tennessee.
13. Assignment of Assessments and Lien Rights of record in Instrument No. 20181113-0111405, in the Register's Office for Davidson County, Tennessee.
14. Real estate taxes or special assessments for the year(s) 2019, that are not yet due or payable.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of May, 2019.

Kelly L. Dietze (SEAL)
Kelly L. Dietze

(SEAL)
Corey Dietze

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of May, 2019, before me personally appeared Kelly L. Dietze and Corey Dietze to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons persons' free act and deed.

Witness my hand, at office, this 1st day of May, 2019.

QUINDAL EVA SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: July 6, 2020

Certificate of Authenticity

I, _____, 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.

_____
Signature

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

_____
Notary's Signature

My commission expires: _____
Notary's Seal

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY