Karen Johnson Davidson County
Batch# 234792 DEEDWARR
05/24/2019 02:54:50 PM 2 pgs
Fees: $13.00 Taxes: $588.30

20190524-0049603

WARRANTY DEED

HENRY MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-06-2022

J-RA-19-841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

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)
Salim Husari and Phillip Husari	**New Owner**	
(NAME) **316 Highland Heights Dr.**	(NAME)	**034 01 0B 001.00**
(ADDRESS) **Goodlettsville, TN 37072**	(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, **PHC PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SALIM HUSARI, MARRIED AND PHILLIP HUSARI, MARRIED, AS TENANTS IN COMMON,** 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 Condominium Unit No. 1 on the Plan of Kimberly Court, established by Master Deed of record in Book 6725, Page 885, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to PHC, Partnership, by Quitclaim Deed from SARCO, GP, of record in Instrument No. 20190424-0037517, in the Register's Office of Davidson County, Tennessee, dated April 23, 2019 and recorded on April 24, 2019.

This conveyance is subject to:

- County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.
- City of GOODLETTSVILLE taxes for the year 2019 and thereafter, for tax parcel identification number 034 01 0B 001.00, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Echo Meadows, as recorded in Plat Book 2331, Page(s) 64.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing KIMBERLY COURT Condominium of record in Book 6725, Page 885; also subject to easements, rights and interests 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 building thereon.
- Charter of Kimberly Court Condominium Association of record in Instrument No. 20060922-0117729
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **841 Wren Rd Ste 1, Goodlettsville, Tennessee 37072**.

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 22nd DAY OF MAY, 2019.

PHC Partnership

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, signing for PHC PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of PHC PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of May, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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