WARRANTY DEED

Karen Johnson Davidson County
Batch# 259938 DEEDWARR
07/22/2019 10:24:53 AM 2 pgs
Fees: $13.00 Taxes: $2,190.77

20190722-0071542

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $592,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmhurst I, LLC	Elmhurst I, LLC	
(NAME)	(NAME)	
117 A Elmhurst Ave.	333 E. Main St. #1052	071 14 0X 001.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Lehi, UT 84043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MOMO REAL ESTATE INVESTMENT, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELMHURST I, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 A of Homes at 117 Elmhurst, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 117 Elmhurst, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20180612-0056129, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 117 Elmhurst, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180612-0056129, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from M.L. Barrett Limited Partnership, AKA M.L. Barrett Family Limited Partnership to Momo Real Estate Investment, Inc., as recorded on the 12th day of June, 2018 in Instrument No. 20180612-0056112 and part of Warranty Deed from Jesse R. Warren and wife, Terry H. Warren to M.L. Barrett Family Limited Partnership, as recorded on the 4th day of August, 2009 in Instrument No. 20090804-0073061 and Notice of Correction of Scrivener's Errors in the Grantee recorded in Instrument No. 20180612-0056111, in the Register's Office of Davidson County, Tennessee.

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

unimproved
This is improved x property, known as 117 A Elmhurst Ave., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 12th day of July, 2019

MOMO REAL ESTATE INVESTMENT, INC.

BY: _____

MOHAMED MOKHTAR DESOUKI, PRESIDENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Mohamed Mokhtar Desouki, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of MOMO Real Estate Investment Inc., the within named bargainor, a corporation, and that he as such President of MOMO Real Estate Investment Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal this 12th day of July, 2019.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

_____
Notary Public