Karen Johnson Davidson County
Batch# 338799 DEEDWARR
01/06/2020 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,346.80
20200106-0001412

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123741**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$364,000.00. Affiant Subscribed and sworn to before me, this2nd day of January, 2020. Notary Public My Commission Expires: _____

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Audai Abdelkarim M. Abed and Noor Basim Al-Ali 1717 Eastwick Lane Nashville TN 37221	Send Tax Bills To: BANCORPSOUTH MTG 2998 WEST JACKSON ST BLDG C- 2nd FLOOR TUPELO, MS 38801	Tax Information: Tax Parcel ID No. 141-05-0A-600.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Garett Holman and Kaitlyn M. Holman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Audai Abdelkarim M. Abed and Noor Basim Al-Ali, husband and wife**, ("Grantees"), its successors, heirs and assigns. all that tract or parcel of land inDavidson County, Tennessee, more particularly describedas follows:

Land in Davidson County, Tennessee being Lot No. 600 on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes to Garett Holman and Kaitlyn M. Holman, husband and wife as recorded on the 27th day of February, 2018 in Instrument No. 20180227-0018304 and part of Warranty Deed from Avondale Residential, Inc. to NVR, Inc., a Virginia Corporation as recorded on the 29th day of September, 2017 in Instrument No. 20170929-0099815, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations. building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE PARK, PHASE 3, SECTION 3, as recorded in Instrument No. 20170324-0028914, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20081203-0117452; 20090331-0028791; 20101223-0102254 and 20190313-0023161, in the Register's Office of Davidson County, Tennessee.

Easement for Ingress/Egress & Access, recorded in Instrument No. 20160212-0013917, in the Register's Office of Davidson County, Tennessee.
Easement for Utility Easements, recorded in Instrument Nos. 20040204-0013639; 20040204-0013640; 20080818-0084836 and 20040204-0013641, in the Register's Office of Davidson County, Tennessee.

Easement for Stormwater Detention, recorded in Instrument Nos. 20060512-0055867 and 20090814-0076610, in the Register's Office of Davidson County, Tennessee.

Easement for Access, recorded in Instrument No. 20041207-0145662 and Book 4116, Page 151, in the Register's Office of Davidson County, Tennessee.

Right of way/Transmission Line Easement recorded in Book 4193, Page 903; Instrument No. 20060110-0003857 and Book 787, Page 7, in the Register's Office of Davidson County,Tennessee.

Water Line Easement recorded in Book 5738, Page 819; Book 5738, Page 832 and Book 4364, Page 895, in the Register's Office of Davidson County, Tennessee.

Easement for the flow of the waters of the Harpeth River, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Harpeth River.

Inspection & Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument Nos. 20071002-0117293 and 20141202-0110280, in the Register's Office of Davidson County, Tennessee.

Conveyance for Open Space recorded at Instrument No. 20160212-0013917, in the Register's Office of Davidson County, Tennessee.

Conveyance to USA recorded in Book 4118, Page 694 and Book 4228, Page 635, in the Register's Office of Davidson County, Tennessee.

Order to Tennessee Valley Authority recorded in Book 4273, Page 280, in the Register's Office of Davidson County, Tennessee.

Sewer Line Easement recorded in Book 7601, Page 400, in the Register's Office of Davidson County, Tennessee.

Telecommunications Easement recorded at Instrument No. 20140114-0003778, in the Register's Office of Davidson County, Tennessee.

Permanent Easement Agreement recorded at Instrument No. 20090707-0063325, in the Register's Office of Davidson County, Tennessee.

This is improved property located at1717 Eastwick Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said realestate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of January, 2020.

Garett Holman

Kaitlyn M. Holman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garett Holman and Kaitlyn M. Holman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this2nd day of January, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022