THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $115,000.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2020. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 354168 DEEDWARR
02/05/2020 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20200205-0013666

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

WARRANTY DEED

Address New Owner: Nagy Eilia and Gawhara Eilia 211 Longhunter Circle Nashville TN 37217	Send Tax Bills To: Nagy Eilia and Gawhara Eilia c/o SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 135-11-0B-007.00-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, **Thomas Pinson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nagy Eilia and Gawhara Eilia, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Units No. 211, of Nashboro Village Seventeen Condominiums, together with the appurtenant undivided interest in the common elements of said condominium units, as shown on the Plan of Part of Tract 17, Revised, Nashboro Village, of record in Book 5200, page 320, Register's Office for Davidson County, Tennessee, as described more particularly in the Master Deed of Nashboro Village Seventeen Condominiums of record in Book 5722, page 568, said Register's Office, as amended by Amendment #1 of record in Book 5725, page 991, said Register's Office, Amendment #2 of record in Book 5848, page 456, said Register's Office, Amendment Number Three of record in Book 6212, page 689, said Register' s Office, Fourth Amendment of record in Book 6583, page 818, said Register's Office, Amendment Number Five of record in Book 6635, page 958, said Register's Office and Amendment Number Six of record in Book 6689, page 168, said Register's Office.

Being the same property conveyed to Thomas Pinson by Warranty deed from Allen Earps Builders, Inc. of record in Book 9287, page 672, Register's Office for Davidson County, Tennessee, dated February 01, 1994 and recorded on March 23, 1994.

Osha Pinson joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Thomas Pinson.

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.

Taxes for the year 2020, a lien not yet due and payable, but not delinquent.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 320, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Seventeen Condominiums of record in Book 5722, Page 568, said Register's Office, as amended by Amendment #1 of record in Book 5725, page 991, said Register's Office, Amendment #2 of record in Book 5848, page 456, said Register's Office, Amendment Number Three of record in Book 6212, page 689, said Register' s Office, Fourth Amendment of record in Book 6583, page 818, said Register's Office, Amendment Number Five of record in Book 6635, page 958, said Register's Office and Amendment Number Six of record in Book 6689, page 168, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

We will require proof from the Homeowners Association that all dues, fees, and assessments are current, and that the property is in good standing.

This is improved property located at 211 Longhunter Circle Nashville TN 37217

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 real estate 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 29th day of January, 2020.

Thomas Pinson

Osha Pinson

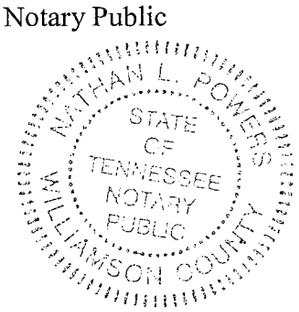
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Pinson and Osha Pinson, 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, this 29th day of January, 2020.

Notary Public

My Commission Expires: 01/17/21



Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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: 11-06-2023

MAXINE J. R
NOTA
PUBLI
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AVIDSON COUNTY, TE