WARRANTY DEED

Karen Johnson Davidson County
Batch# 386973 DEEDWARR
04/16/2020 01:19:32 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20200416-0040052

Y-BR-20-6500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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)
Walid K. Selevani and Amy Ali Selevani Latef Selevani	**SWBC Mortgage**	
(NAME)	(NAME)	**181-01-0B-226.00-CO**
6500 Sunnywood Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**San Antonio, TX 78216**	
(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, **SALAH J. AYESH AND FATIMA SALEH, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WALID K. SELEVANI AND AMY ALI SELEVANI, HUSBAND AND WIFE AND LATEF SELEVANI, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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 Lot No. 92 on the Plan of Phase Four Addition to Sugar Valley RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20070125-0010052, and re-recorded in Instrument No. 20070205-0014763, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Salah J. Ayesh, married by Warranty deed from Yazdian Construction, Inc., A Tennessee Corporation of record in Instrument No. 20070917-0111052 Register's Office for Davidson County, Tennessee, dated September 14, 2007 and recorded on September 17, 2007.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument No. 20070125-0010052 and Instrument Number 20070205-0014763, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Sugar Valley, of record in Book 11069, Page 14, amended in Instrument No. 20030708-0093637, Instrument No. 20040203-0013041, Instrument No. 20040623-0074495, Instrument No. 20050106-0002201, Instrument No. 20050629-0074848 and Instrument No. 20070205-0014762, Register's Office for Davidson County, Tennessee.
- Charter of Sugar Valley Homeowners' Association, Inc. of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley Homeowners' Association, Inc. of record in Book 11069, Page 24, Register's Office for Davidson, County, Tennessee.
- Sanitary sewer easement of record in Instrument No. 20010918-0100850 and Instrument No. 20040426-0046856, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument No. 20050805-0092108 and Instrument No. 20020722-0087469, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20130523-0052430, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **6500 Sunnywood Drive, Nashville, Tennessee 37211**.

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 14th DAY OF APRIL, 2020.

Salah J. Ayesh by John Gleaves, Attorney-In-Fact

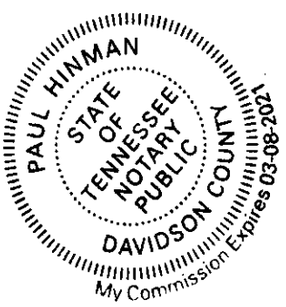
Fatima Saleh by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SALAH J. AYESH AND FATIMA SALEH, and who acknowledged he/she/they executed the same as the free act and deed of the said SALAH J. AYESH AND FATIMA SALEH.

Witness my hand and official seal, this the 14th of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



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