THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627867**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,000.00 Affiant Subscribed and sworn to before me, this 10th day of July, 2020. Notary Public My Commission Expires: 2/12/23

Hollingshead & Associates, PLLC
7000 Executive Center Dr #125
Brentwood, TN 37027
(615) 549-1933

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 438297 DEEDWARR
07/15/2020 12:47:30 PM 2 pgs
Fees: $13.00 Taxes: $736.30
20200715-0077532

WARRANTY DEED

Address New Owner: Salbi Azeez and Arkan Alkhafja 5600 Country Drive, Unit 110 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162-09-0B-025.00 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, **Maxwell Graham, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Salbi Azeez and Arkan Alkhafja, husband and wife**, ("Grantees"), their 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 Townhouse No. 110 , as shown on the map entitled 4th Revised Site Plan of Phase 3, Hickory Valley Condominium, of record in Plat Book 4860, page 1, as amended in Plat Book 4890, page 372, Book 5050, page 94 and Book 5200, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MAXWELL GRAHAM, by deed from REBA L. CELSOR, of record in Instrument No. 20161213-0130447 , dated December 9, 2016 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 162-09-0B-025.00 CO.

Master Deed of record in Book 4521, page 574, Book 4918, page 116, amended in Book 4958, page 346 and clarification in Book 5001, page 394, said Register's Office.

Matters shown on the Plan of record in Plat Book 4860, page 1, amended in Book 4890, page 372, Book 5050, page 94 and Book 5200, page 131, said Register's Office.

By-Laws of Hickory Valley Condominiums Association, Phase 3, of record in Book 8797, page 918, said Register's Office.

Easements of record in Book 4842, page 979 and Book 5606, page 663, said Register's Office.

This is improved property located at 5600 Country Drive, Unit 110 Nashville TN 37211

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 10th day of July, 2020.

Maxwell Graham

Maxwell Graham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 10th day of July, 2020.

Ryan Dieck

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

Certificate of Authenticity

I, Kim Hollingshead, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according with the law.

Kim Hollingshead, Esq.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Lauren Reynolds, a notary public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-17-2021

Lauren Reynolds
My commission expires: 10/17/21