BOX 10-B

Karen Johnson Davidson County
Batch# 548011 **DEEDWARR**
01/06/2021 11:13:51 AM 2 pgs
Fees: $13.00 Taxes: $438.45

20210106-0002493

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,500.00**

WBT Holdings IIc, Karen Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF JANUARY, 2021.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WBI HOLDINGS, LLC	**SAME**	**096-05-0A-029.00-CO**
(NAME) **2940 CLAYMILLE BLVD.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MOHAB KHAMIS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WBI HOLDINGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 B-4M , as shown on the map entitled the Plan of Cameron Park Office Center, Condominium Offices, of record in Record Book 6200, page 49, 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 MOHAB KHAMIS, by deed from ALDEN HORTON, III AND WIFE, JULI G. HORTON, of record in Instrument No. 20190129-0008642, dated January 23, 2019, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 6200, page 49; Master Deed of record in Book 6297, page 851 and amended in Book 11710, page 523, Instrument No. 20140820-0075956 and Instrument No. 20150107-0001559; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Bool 6255, page 605; Right-of-Way Easement of record in Book 880, page 220 and Book 6535, page 725;Sanitary Easement of record in Book 4181, page 194; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****This is not the principal residence of the Grantor.****

unimproved ( )
This is improved(X) property, known as **211 DONELSON PIKE, UNIT M-109, NASHVILLE, TN 37214**
(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 4th day of January, 2021.

MOHAB KHAMIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mohab Khamis,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of January, 2021.

My commission expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON