THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201232063

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $165,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of January, 2021.

Notary Public
My Commission Expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 560709 **DEEDWARR**
01/26/2021 09:37:04 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20210126-0011158

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rami Zaidoun Nofal 9428 Kaplan Ave Brentwood, TN 37027	New Owner	Tax Parcel ID No. 128 13 0A 160.00

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, **Chandler Ross and Crystal Ross, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rami Zaidoun Nofal, married,** ("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 Unit No. 160, on the Plan of Westfield Condominiums, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6678, Page 771; as amended in Book 6736, Page 110; Book 6801, Page 962; Book 6831, Page 982; Book 7271, Page 256; and Book 9608, Page 719, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master Deed of record in Book 6831, Page 982, in said Register's Office, for a complete and accurate description of said Unit.

Being the same property conveyed to Chandler Ross and Crystal Ross, husband and wife, by Warranty Deed from James W. Fuller, Jr., of record in Instrument No. 20141222-0117013, in the Register's Office of Davidson County, Tennessee, dated December 17, 2014 and recorded on December 22, 2014.

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 2021 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 First Revision The Hamlet, as recorded in Plat Book 6250, Page(s) 748.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Hamlet Condominiums name changed to The Westfield Condominiums of record in Book 6678, Page 771, as amended by instrument(s) of record in Book

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Appointment of Successor Trustee recorded in Book 9608, Page 719; also subject to easements, rights and interests 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 building thereon.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 6551, Page 988.

Easement for Right-of-Way, recorded in Book 4851, Page 918.

Easement for Sewer Line, recorded in Book 6551, Page 981.

Easement for Public Utilities, recorded in Book 7803, Page 694.

Easement for Gross and Right-of-Way, recorded in Instrument No. 20151130-0120253.

This is improved property located at 160 Westfield 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 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 25th day of January, 2021.

Chandler Ross

Crystal Ross

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 25th day of January, 2021.

Notary Public

My Commission Expires: _____

CHAD L PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024