File No. 270301521

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/07 12:07 2 pgs
Fees:13.00 Taxes:1665.00
20070730-0090046

SHARI A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
1980 Old Fort Parkway
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DCRA Enterprises LLC		
(NAME) ~~333 21st Ave. N.~~ 5151 Dakota Avenue	(NAME) New Owner	092-11-0-296.00
(ADDRESS) Nashville, TN ~~37203~~ 37209	(ADDRESS) ,	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Qamar A. Khan**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DCRA Enterprises LLC**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 124 of Block No. 10, Division "B" of the Murphy Land Company Property. A plan of said property is of record in Book 161, Page 126, of the Register's Office of Davidson County, Tennessee. Said plan shows property divided into blocks, but does not show the subdivision of said blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 124 fronts 50 feet on the westerly side of 21st Avenue North, formerly Vanderbilt Avenue, and runs back between parallel lines 168 feet to an alley, the southerly line of said lot being 50 feet north of the northerly margin of Murphy Avenue.

Being the same property conveyed to Qamar A. Khan and wife, Annamma Khan by Warranty Deed from Rufus C. Maloy and Annette Jackson, dated April 1, 1976, and of record in Book 5015, Page 285, Register's Office for said County. Annamma Khan having since died.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 333 21st Ave. N., Nashville, TN 37213
(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 GRANTEE(S), 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), 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 hands this 27th day of July, 2007.

Qamar A. Khan by Scott Zeller, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Scott Zeller, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book *_____, Page _____, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Qamar A. Khan (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 27th day of July, 2007.

*20070730-0010045

Witness my hand at office this 27th day of July, 2007.

Commission expires: 2/24/09

JEANINE SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

File Number: 270301521

RETURN TO:

Hix & Gray, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, TN 37238