BILL GARRETT, Davidson County
Trans:T20090060284 DEEDWARR
Recvd: 09/02/09 12:33 2 pgs
Fees:13.00 Taxes:1609.50
20090902-0082456

This instrument prepared by:
Leon Sharber, Attorney-at-Law
1443 Memorial Blvd
Murfreesboro, TN 37129

Warranty Deed

Address of New Owner(s):	Send tax bills to:	Map - Parcel:
Yonas Altimimi 2632 Nolensville Pike Nashville, TN 37211	Same	119-05-0-370.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Five Thousand Dollars and Zero Cents ($435,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARCO JUAREZ and wife, ALEJANDRA M. JUAREZ** (Grantors) have this day bargained and sold, and does hereby transfer and convey to **YONAS ALTIMIMI and ABDUL ALTIMIMI** (Grantees) their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current and all prior years, plus the rights of tenants in possession.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 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.

This is improved property known as 2632 Nolensville Pike, Nashville, TN 37211.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 1st day of September, 2009.

Marco Juarez

Alejandra M Juarez.
Alejandra M. Juarez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE
ME, THIS THE 1st DAY OF SEPTEMBER, 2009.

Notary Public

My Commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **Marco Juarez and wife, Alejandra M. Juarez** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this the 1st day of September, 2009.

NOTARY PUBLIC

My commission expires: 2/18/13

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT NO. 1:

BEING the westerly part of lot No. 1 on the Map of Coleman's Subdivision of Part of Lot No. 1 of Patterson's Land, as of record in Book 421, page 149, Register's Office for Davidson County, Tennessee, and in Book 1973, page 311, said Register's Office, and more particularly described according to a survey dated May 9, 1975, by Harold H. Cole, Surveyor, as follows:

SAID part of Lot No. 1 begins at an iron pin in the easterly right-of-way of Nolensville Pike, said point being a corner to Lot No. 2; thence with said right-of-way and the edge of a sidewalk, N 27 deg. 00 min. W 62.00 feet to a point; thence on a curve to the right with a radius of 15.05 feet a distance of 29.86 feet to a point in the southerly margin of Whitsitt Road; thence with said road margin, N. 86 deg. 39 min. E 65.50 feet to an iron pin, a corner to Nelson Pointer; thence with his line, S 22 deg. 24 min. E 68.61 feet to an iron pin in the northerly boundary line of said Lot No. 2; thence with the northerly boundary line of said Lot No. 2 S 77 deg. 09 min. W 78.10 feet to the beginning, containing 6098.40 square feet, more or less.

TRACT NO. 2:

BEING Lot No. 2 on the Map of Coleman's Subdivision of Part of Lot No. 1 of Patterson's Lands, as of record in Book 421, page 149, Register's Office for Davidson County, Tennessee, and excluding property conveyed to the State of Tennessee by deed of record in Book 1973, page 311, said Register's Office, and more particularly described according to a survey dated May 9, 1975, by Harold H. Cole, Surveyor, as follows:

SAID Lot No. 2 begins at an iron pin in the easterly right-of-way of Nolensville Pike, said point being a corner to Lot No. 1; thence with the southerly boundary line of Lot No. 1 N 77 deg., 09 min. E 138.10 feet to an iron pin in the westerly line of an alley; thence with the line of said alley, S 19 deg. 36 min. E 35.00 feet to an iron pin, a point in the northerly boundary line of Lot No. 3; thence with the northerly boundary line of Lot No. 3 S 71 deg. 04 min. W 130.70 feet to a point in the easterly right-of way line of Nolensville Pike; thence with said right-of-way and the edge of a sidewalk N 27 deg. 00 min. W 50.12 feet to the beginning, containing 5643.49 square feet, more or less.

BEING the same property conveyed to MARCO JUAREZ from ABDUL ALTIMIMI and AZIZ ALTIMIMI by deed of record in Instrument 20061128-0146705, Register's Office for Davidson County, Tennessee.