WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

S.M.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2010.

LaTreca McAdoo
Notary Public

MY COMMISSION EXPIRES: 3-3-2014
(AFFIX SEAL)

LaTreca McAdoo Notary Public My Comm. Exp. State of TENNESSEE Davidson County

BOX 13
15632

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Santiago Meneses	Santiago Meneses	135-386
(NAME) 1919 Murfreesboro Rd	(NAME) Santiago Meneses	
(ADDRESS) Nashville, TN 37217	(ADDRESS) 6804 Bridgewater Dr.	
(CITY) (STATE) (ZIP)	(CITY) Nashville (STATE) TN (ZIP) 37221	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alzahra Islamic Center, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Santiago Meneses and Fernando L. Gallego, as joint tenants with right of survivorship HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot 4, RESUBDIVISION OF LOT 1 OF CANTER CHASE COMMERICIAL, as shown on plat of record in Plat Book 6900, page 830, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Less and Except

Beginning at a point in the existing southwest margin of Murfreesboro Road said point being 84.88 feet right of Murfreesboro Road proposed centerline station 136+03.70; thence with said existing margin southeasterly 200 feet, more or less to a point; thence with the proposed southwest margin of said road (1) north 53 degrees 15 minutes 26 seconds west 102.75 feet, (2) having a 11,483.16 foot radius curve northwesterly 96.70 feet to the point of beginning and containing 780 square feet and being part of the same property conveyed by Joe V. Hawn, Jr. to Kwik-Sak, Inc. as of record in Book 7659, page 126, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alzahara Islamic Center, by deed of record in Instrument No. 20090423-0036994, Register's Office for Davidson County, Tennessee. The said Alzahara Islamic Center and Al-Zahara Islamic Center Inc, being one and the same.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as 1919 Murfreesboro Pike, Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20100017735 DEEDWARR
Recvd: 03/26/10 11:06 2 pgs
Fees:13.00 Taxes:222.00
20100326-0022637

Witness my hand this 19th day of March, 2010.

Alzahra Islamic Center

By: Ahmad Taheri, Secretary
Alzahra Islamic Center

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Ahmad Taheri with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Secretary of the Alzahara Islamic Center and that he/she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of Alzahara Islamic Center by himself as Secretary.

Witness my hand and official seal at Nashville, Tennessee this 19th day of March, 2010.

Commission expires: 3-3-2014

LaTraca McAdoo Notary Public My Comm. Exp. [redacted] State of TENNESSEE Davidson County

Notary Public