(2)

File No. 210070241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-12-14

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100053104 DEEDWARR
Recvd: 08/26/10 10:51 2 pgs
Fees:13.00 Taxes:1535.50
20100826-0067515

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hafiz Yafai	New Owner	10600016600
(NAME)	(NAME)	
2600 Foster Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, I, K. Thomas Sidwell, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Hafiz Yafai, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Sixteenth Civil District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor 823, dated March 7, 1988 and revised October 20, 1993 and known as Job No. 880030 as follows:

Beginning at an iron pin set on the northeast margin of Murfreesboro Pike, said point of beginning being the Southwest corner of the herein described tract and also being the Southeast corner of the Samuel K. Freshman property of record in Book 5799, Page 262, Register's Office for Davidson County, Tennessee, thence with Freshman's line and a fence North 14 degrees 38 minutes 00 seconds East 216.96 feet to an iron pin; thence South 78 degrees 01minutes 00 seconds East 152.47 feet to an iron pin; thence North 10 degrees 42 minutes 00 seconds East 130.34 feet to a point; thence leaving the line of said Samuel K. Freshman and severing the W. L. Hagan property South 65 degrees 07 minutes 00 seconds East 144.90 feet to an iron pin; thence South 65 degrees 07 minutes 00 seconds East 20.07 feet to an iron pin; thence South 65 degrees 07 minutes 00 seconds East 440.00 feet to an iron pin set on the westerly margin of Wilhagan Road; thence with the westerly margin of Wilhagan Road South 16 degrees 01 minutes 00 seconds West 125.50 feet to an iron pin; thence with a curve to the right having a radius of 1,115.92 feet and a iron chord of 172.52 feet, said chord having a bearing of South 20 degrees 27 minutes 00 seconds West a distance along the curve of 172.69 feet to an iron pin; thence South 24 degrees 53 minutes 00 seconds West 79.01 feet to an iron pin; thence with a turnout curve to the right having a radius of 25.00 feet and a long chord of 35.36 feet, said chord having a bearing of South 69 degrees 53 minutes 00 seconds West a distance along the curve of 39.27 feet to an iron pin on the northeasterly margin of Murfreesboro Pike; thence with the northeasterly margin of Murfreesboro Pike the following two calls, North 65 degrees 07 minutes 00 seconds West 378.50 feet to an iron pin; thence with a curve to the right having a radius of 1879.90 feet and a long chord of 313.32 feet, said chord having a bearing of North 60 degrees 20 minutes, 11 seconds West a distance along the curve of 313.68 feet to the point of beginning, containing 6.22 acres more or less.

Being the same property conveyed to 870 Murfreesboro Road, Inc., by Deed from K. Thomas Sidwell of record in Instrument No. 20100804-0061337, Register's Office for Davidson County, Tennessee dated August 2, 2010.

Being the same property conveyed to K. Thomas Sidwell by Deed from 870 Murfreesboro Road, Inc., of record in Instrument No. 20100826-0067514, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2010 and subsequent years, a lien, not yet due and payable. Tax Parcel Identification Number 10600016600.

Easement for Sanitary Sewers and/or Storm Drainage granted to The Metropolitan Government of Nashville and Davidson County, of record in Book 3618, Page 484, Book 3913, Page 100, and Book 4816, Page 304, said Register's Office.

Terms and Conditions of the Lease Agreement by and between W. L. Hogan and National Advertising Company of record in Book 7584, Page 912, and the Lamar Corporation of record in Book 6920, Page 853, said Register's Office.

Deed of Conveyance for sewer lines and water mains as set forth in the instruments of record in Book 4133, Page 631, Book 4156, Page 366, and Book 4842, Page 185, said Register's Office.

Rights to maintain and operate transmission lines granted to Southern Bell Telephone and Telegraph Company as set out in the instrument of record in Book 1066, Page 395, said Register's Office.

Rights or claims of parties in possession under any unrecorded lease agreements.

Easement for the flow of the waters of any creeks or streams running through the subject property and rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of any creeks or steams, free from diminutions of pollution.

All matters as set forth in survey by J. Bruce Rainey, Surveyor 823, dated March 7, 1988, and revised October 20, 1993 and known as Job No. 880030.

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 870 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 GRANTEE(S), HIS 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), HIS 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 24th day of August, 2010.

K. Thomas Sidwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, K. THOMAS SIDWELL, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 8/24/2010.

Witness my hand at office this 24th day of August, 2010.

Commission expires: 4-12-14

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimberly D. Hicks
Notary Public

File Number: 210070241
RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027