WARRANTY DEED



State of Tennessee)
County of Davidson)

12-06-009

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Belyad, Enayatullah
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th day of July, 2012

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ENAYATULLAH BELYAD	" NEW OWNER "	72-13
(NAME) 366 Brewer Drive	(NAME)	041.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JACKSON B. SMITH, etux, and SANDRA C. SMITH and TERRY LEE DUNN, etux and TAMELA LEE DUNN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ENAYATULLAH BELYAD, (*) MARRIED**, 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:

BEING Lots Nos. 1 to 4 inclusive on the Map of Irvington, of record in Book 843, Page 60, Register's Office for Davidson County, Tennessee.

SAID Lots 1 to 4 inclusive front together 100 feet on the westerly side of Gallatin Road and run back between parallel lines, with the northerly margin of West Cahal Avenue, 100 feet to a 20-foot easement in the rear, on which they measure together 100 feet.

BEING the same property conveyed to JACKSON B. SMITH AND SANDRA C. SMITH, HUSBAND AND WIFE, TERRY LEE DUNN AND TAMELA LEE DUNN, HUSBAND AND WIFE, by Deed from MICHEL TIRE CO, AN OHIO CORPORATION, dated July 23, 1991, of record in Book 8403, Page 554, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property is COMMERCIAL property.

(*) The said Enayatullah Belyad A/K/A Belyad, Enayatullah

Davidson County DEEDWARR
Recvd: 07/12/12 09:42 2 pgs
Fees:13.00 Taxes:1332.00
20120712-0061137

BEING unimproved ☐
Improved ☒ property known as: **2601 Gallatin Pike, Nashville, TN, 37216.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 11th day of July, 2012.

JACKSON B. SMITH

SANDRA C. SMITH

TERRY LEE DUNN

TAMELA LEE DUNN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JACKSON B. SMITH, etux, and SANDRA C. SMITH and TERRY LEE DUNN, etux and TAMELA LEE DUNN**, the bargainor(s), 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 11th day of July, 2012.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON