BILL GARRETT, Davidson County
Trans:T20130016992 DEEDWARR
Recvd: 03/01/13 09:09 2 pgs
Fees:13.00 Taxes:2960.00
20130301-0020480

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0082

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of February, 2013

Notary Public
Commission Expires: 3/19/2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nabil R. Yafai 6317 Charlotte Pike Nashville, TN 37209	NEW OWNER	103-01-0-137.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Levitt Quach and Shannon Quach

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nabil R. Yafai and Hafiz R. Yafai

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 Commercial Tract No. 1 on the Plan of the Grinnell Tracts, of record in Book 4175, Page 55, Register's Office for Davidson County, Tennessee.

SAID Commercial Tract No. 1 fronts 200.00 feet on the southeasterly margin of Charlotte Pike and runs back between parallel lines 200.0 feet to a dead line on the rear on which it measures 200.0 feet.

BEING the same property conveyed to Levitt Quach and Shannon Quach by Warranty Deed from Bobette K. Schulman and Joan F. Bulitt (joined by her spouse, Harold Bulitt), dated 7/24/91 and recorded 7/31/91 in Book 8409, Page 469, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6317 Charlotte Pike, Nashville, TN 37209.

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 so

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of February, 2013.

Levitt Quach by Shannon Quach Atty in Fact
Levitt Quach

Shannon Quach

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Levitt Quach and Shannon Quach**
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee this 27th day of February, 2013.

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11-14-16

(Notary Seal)

State of Tennessee
County of Cheatham

On this the 27th day of February, 2013, before me personally appeared Shannon Quach , to me known (or proved on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Levitt Quach, (pursuant to the Durable Power of Attorney of record in Instrument No. 201004090026924, in the Register's Office for Davidson County, TN), and acknowledged that she executed the same as the free act and deed of the said Levitt Quach.

Witness my hand and official seal this the 27th day of February, 2013.

Notary

Commission Expires: 11-14-16

JACKSON M. WELCH, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY