(2)

WARRANTY DEED

B-KW-13-1307

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramzi Halim	Same	
1307 Pillow Street (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	105-07-0-127.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM A. BREWER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAMZI HALIM, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 42 1/2 FT. FRONT OF THE SOUTHERLY 142 1/ 2 FT. FRONT OF THE EASTERLY 161 FT. OF BLOCK E ON THE PLAN OF HAGAN AND MERRITT LANDS, AS OF RECORD IN MINUTE BOOK "N", PAGE 241, COUNTY COURT CLERKS OFFICE, DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY W.B. SOUTHGATE, NOVEMBER 1924.

BEING THE WESTERLY MARGIN OF PILLOW STREET AT A POINT 184 FT. SOUTHERLY FROM THE NORTHEAST CORNER OF BLOCK "E" BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MRS. LAMIZ J. CHRISMAN BY DEED FROM CLARENCE E. MARSHALL AND WIFE OF RECORD IN BOOK 866, PAGE 448, RODC; THENCE WITH SAID CHRISMAN'S SOUTHERLY LINE, WESTWARDLY 161 FT. TO THE EASTERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY SOUTHWARDLY 44 FT. TO POINT 400 FT. NORTH OF THE NORTHERLY MARGIN OF MERRITT AVENUE; THENCE EASTWARDLY AND PARALLEL WITH THE NORTHERLY MARGIN OF MERRITT AVENUE, 161 FT. TO THE WESTERLY MARGIN OF PILLOW STREET; THENCE WITH THE SAME, NORTHERLY 42 1/2 FT. TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. BREWER BY DEED FROM T. CRAIG SMITH, UNMARRIED OF RECORD IN BOOK 10599, PAGE 847, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 5, 1997 RECORDED ON SEPTEMBER 8, 1997.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN MINUTE BOOK N, PAGE 241, COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1307 Pillow Street, Nashville, Tennessee 37203
(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), their 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), 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: T20130065533 DEEDWARR
Recvd: 07/31/13 14:21 2 pgs
Fees: 13.00 Taxes: 1054.50
20130731-0079878

Witness my/our hand(s) this 29th day of July, 2013.

William A. Brewer

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM A. BREWER, the within named bargainor, 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, this the 29th day of July, 2013.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903