File Box 9B

BILL GARRETT, Davidson County
Trans:T20130081985 DEEDWARR
Recvd: 09/23/13 09:28 3 pgs
Fees:18.00 Taxes:925.00

20130923-0099590

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
An Association of Attorneys
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 31408-08-2013
File Box 9B

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me this 20th day of September, 2013.

Notary Public

My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ali Bokhari 1311 Vultee Boulevard Nashville TN 37217	New Owner	Map and Parcel Nos.: 120 020 07700 120 020 07800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dan Scott and Ray Tarkington** (collectively, "Grantor") have this day bargained and sold, and do hereby transfer and convey to **Ali Bokhari** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1311 and 1313 Vultee Boulevard, Nashville, TN 37217.

This is commercial property which has never been either Grantor's marital residence.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of September, 2013.

Ray Tarkington

Dan Scott

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 13th day of September, 2013.

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 20th day of September, 2013.

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Notary Public
My Commission Expires: _____

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 17 and Lot 18 on the Plan of Stardust Acres, as of record in Plat Book 1424, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dan Scott and Ray Tarkington by deeds dated October 13, 2005, from Donald E. Burgner and wife, Rita G. Burgner, of record in Instrument No. 20051017-0125117 (as to Lot 17) and Instrument No. 20051017-0125118 (as to Lot 18), both in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014 and subsequent years, assumed by Grantee.
2. Restrictive covenants contained in an instrument of record in Book 1682, page 1, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 1424, page 92, Register's Office for Davidson County, Tennessee.