(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20130094057 DEEDWARR
Recvd: 11/04/13 11:14 2 pgs
Fees:13.00 Taxes:1850.00
20131104-0114220

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2013.

Notary Public

My commission expires: 1-24-17

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ghulamjan M. Mirzai	**New Owner**	**Map/Parcel: 105-16-0-219.00**
1936 Nolensville Pike		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Yusif Majid Arizy, tenants in common, and Shawkut Hussein

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ghulamjan M. Mirzai

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 more particularly described as follows: Beginning at an iron pin at the North end of the turn at the Northeast corner of the intersection of Nolensville Pike (U.S. Highways 41A and 31A) and Polk Avenue, thence run North 45 degrees 05' West along the Northeasterly margin of Nolensville Pike 109.30 feet to an iron pin; thence run North 86 degrees 58' East 286.73 feet to an iron pin; thence run South 0 degrees 17' West 100 feet to an iron pin in the northerly margin of Pol Avenue; thence run westerly along the arc of a curve (same being the northerly margin of Polk Avenue) having a radius of 388.17 feet and a chord bearing and chord length of South 81 degrees 07' 45" West 126.96 fee, a distance of 127.54 feet to an iron pin; thence run westerly along the arc of a curve (same being the northerly margins of Polk Avenue and Nolensville Pike) having a radius of 94.00 feet and a chord bearing and chord and chord length of North 71 degrees 53' 15" West 87.38 feet, a distance of 90.88 feet to the point of beginning, described according to survey by Barge, Waggoner and Sumner, Engineers, dated March 7, 1961.

Being the same property conveyed to Fares El Mohammed, by Warranty Deed, from James Kelly Guess, of record in Instrument No. 20040608-0067428, Dated June 4, 2004, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Yusif Majid Arizy and Shawkut Hussein, as tenants in common, by Quitclaim Deed, from Fares El Mohammed, of record in Instrument No. 20120829-0077906, Dated August 24, 2012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **1936 Nolensville Pike, Nashville, TN 37211.**

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 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 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 hand(s) this 30th day of October, 2013.

Yusif Majid Arizy

Shawkut Hussein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Yusif Majid Arizy, tenants in common, and Shawkut Hussein , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2013.

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **130624SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027