BILL GARRETT, Davidson County
Trans:T20130099760 DEEDWARR
Recvd: 11/25/13 14:35 4 pgs
Fees:23.00 Taxes:185.00
20131125-0121002

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Box 14
25578-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Nabil Yafai 532 Wheatfield Way Nashville, Tennessee 37209	New Owner	Map 92-11 Parcel 006

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, JAMES LOY JACKSON, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does transfer and convey unto NABIL YAFAI, hereinafter referred to as the Grantee, his heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being part of Lot No. 28 in McEwen's Plan of Lots in the 13th Civil District of said county and state, according to a plan of record in Plan Book 1, Page 124, of the Chancery Court at Nashville, described as follows:

BEGINNING at a point in the southerly line of Clifton Pike, 25 feet northerly from and at right angles to the center line of the main track of the Tennessee Central Railway Company;

Thence, westerly along the South line of Clifton Pike, 109.6 feet, more or less, to the East line of a 16-foot alley;

Thence, southerly along said alley line 89.3 feet, more or less, to a point 25 feet northerly from and at right angles to said center line of said main track;

Thence, northeasterly 25 feet distance from and parallel to said center line of main track, 138 feet, more or less, to the Point of Beginning; and part of Alley No. 931 closed by Metropolitan County Council Bill No. 78-1009.

BEING the same property conveyed to Cook and Jackson, Ltd., a Tennessee partnership, by Warranty Deed dated December 31, 1986, from Kristine K. Bryan (now Kristine Kish), unmarried, as of record in Book 7092, Page 741, and re-recorded in Book 7103, Page 99, and by Quitclaim Deed dated December 31, 1986, of record in Book 7092, Page 739, and re-recorded in Book 7103, Page 101; and further conveyed to James Loy Jackson by Quitclaim Deed dated September 12, 1990 from Cook and Jackson, Ltd., a Tennessee partnership, of record in Book 8409, Page 838, Register's Office for Davidson County, Tennessee;

This improved commercial property is also known as 2401 Clifton Avenue, Davidson County, Nashville, Tennessee 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 Grantee, his heirs, successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 22nd day of November, 2013.

James Loy Jackson

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES LOY JACKSON, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 22nd day of November, 2013.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Subscribed and sworn to before me this
22nd day of ~~July~~ November, 2013.

Notary Public
My Commission Expires: 8/20/17

DANA M. MEADOWS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2014, and all subsequent years' real property taxes.

2. All matters shown on the Plan of record in Book 1, Page 124, Chancery Court for Davidson County, Tennessee.

3. Easement for sanitary sewer to the City of Nashville of record in Book 2451, Page 391, Register's Office for Davidson County, Tennessee.

