BILL GARRETT, Davidson County
Trans:T20130104247 DEEDWARR
Recvd: 12/13/13 11:09 3 pgs
Fees:18.00 Taxes:462.50
20131213-0126352

This instrument prepared by: Omar Mossallati, Esq.
1815 Division Street, Suite 850
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, Jamal Arradi, and wife, Zainab Arradi do hereby sell, convey, and warrant unto TM Investment, LLC, a Tennessee limited liability company, the following described land and property located in the County of Davidson, State of Tennessee, and being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to JAMAL ARRADI AND ZAINAB ARRADI, by deed from EDITH MCWHIRTER, UNMARRIED, of record in Instrument No. 20110603-0042553, dated June 2, 2011, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Davidson County taxes for 2013, unpaid, a lien now due and payable, but not yet delinquent until March 1, 2014 will be prorated as of date of closing; and (2) matters shown on the Plan of record in Book 161, page 172 and Book 161, page 174, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances an hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does herby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except as shown above, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS THE SIGNATURE OF THE GRANTORS this 10th day of December, 2013

Seller, Jamal Arradi

Seller, Zainab Arradi
For Zainab Arradi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said State and County, duly commissioned and qualified, Jamal Arradi and Zainab Arradi, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of December, 2013.

Notary Public

LINDSEY VOGEL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 12-06-16

My Commission Expires DEC. 6, 2016

New Property Owner & Address: TM Investment, LLC
7035 Stone Run Drive
Brentwood, TN 37207

Tax Parcel No: 07213040900

Property Address: 1301-1305 Gallatin Avenue
Nashville, TN 37206

MAIL TAX BILLS TO: Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVISON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $125,000 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of December, 2013

Notary Public

My Commission Expires: 12-06-16

LINDSEY VOGEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

EXHIBIT A

TRACT NO. 1: BEING the southerly 100 feet of Lot No. 1 on the Plan of Sharpe & Horn's Fourth Addition to Nashville, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of the Gallatin Road and Douglas Avenue, formerly Hinton Street, being the southwest corner of said Lot No. 1; thence with the easterly margin of said road northwardly 100 feet to the southwest corner of the Alexander lot; thence with the southerly line of said lot eastwardly to the line between Lots Nos. 1 and 2 on said plan; thence with said line southwardly 100 feet, more or less, to the northerly margin of Douglas Avenue; thence with the northerly margin of said Avenue westwardly 132 feet to the beginning.

TRACT NO. II: BEING the northerly part of Lot No. 1 on the Plan of Sharpe & Horn's Fourth Addition to Nashville, of record in Book 161, page 172, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Gallatin Pike at a point 100 feet north of the northerly margin of Douglas Avenue, formerly Hinton Street; thence with the easterly margin of said pike, northerly 78.25 feet to an alley; thence with said alley eastwardly 78-1/2 feet to the corner of Lots 1 and 2; thence with the line between said two lots, south 70 feet; thence westwardly 100 feet, more or less, to the beginning.

A portion of the described property is excluded by Project Tract No. 141, Map No. 72-13, Parcel No. 410 and described as follows:

Right-of-Way: BEGINNING at a point on the north boundary of Parcel No. 410 of Map 72-13 at approximate Station 84+ 93 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue N83°56'29"W, 132 feet to the right-of-way of Gallatin Road; thence with the right-of-way of Gallatin Road N23°40'39"E, 63.47 feet to a point; thence leaving said right-of-way with a curve to the left having a central angle of 94°44'23" and a radius of 30.00 feet, 49.61 feet along the curve to a point; thence S71°03'45"E, 39.15 feet to a point; thence with a curve to the left having a central angle of 05°35'53" and a radius of 548.36 feet, 53.48 feet along the curve to a point on the east property line; thence with said line S06°13'22"W, 4.06 feet to the point of beginning. Containing 2,308.55 square feet.

TEMPORARY EASEMENT: BEING a 15 foot wide strip adjacent to and parallel to the dedicated right-of-way described above. Containing 1,642 square feet. Easement to be abandoned upon completion of construction.