BILL GARRETT, Davidson County
Trans:T20140001591 DEEDWARR
Recvd: 01/08/14 12:14 5 pgs
Fees:28.00 Taxes:2775.00
20140108-0002071

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner (16)

The actual consideration or value, whichever is greater, for this transfer is 750,000.00

Affiant

Subscribed and sworn to before me, this 11th day of November, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HANNAH MOON	New Owner	**09315037100** **09315037200**
99, 101, 103, 105, 113, 115	same	**09316004200** **09316004300** **09316004500**
LAFAYETTE ST, TN 37210		**09316004600**

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,

JAMIL BAHUR and HAMIED SALEH

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

HANNAH MOON

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:

SEE EXHIBIT A ATTACHED

BEING THE SAME PROPERTY CONVEYED TO JAMIL BAHUR AND HAMIED SALEH BY SPECIAL WARRANTY DEED FROM H.G. HILL REALTY COMPANY DATED 05/17/2002 RECORDED ON 05/22/2002 IN INSTRUMENT NO. 20020522-0062306 SAID REGISTER'S OFFICE FOR SAID COUNTY. HAMIED SALEH HAS A DURABLE POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20040223-0020084, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 99, 101, 103, 105, 113, 115, LAFAYETTE ST, TN 37210.

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, their heirs and assigns forever; and we do covenant with 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 in 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 11th day of November, 2013.

JAMIL BAHUR

HAMIED SALEH

ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMIL BAHUR and ~~HAMIED SALEH~~, the within named Grantors, 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, at office, this 11th day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State MOHAMMED ALI ALKIFI, the within named Grantor, 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 on behalf of Hamied Saleh as his Attorney-in-Fact, pursuant to the Power of Attorney recorded in Instrument No. 20040223-0020084, Register's Office for Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Hamied Saleh as his Attorney-in-Fact.

Witness my hand, at office, this 11th day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Property Description

This Instrument Prepared By
Jesse E. Walker, RLS, PE
Walker Engineering - PO Box 210456
Nashville, TN 37221 615-646-8228

Being a tract of land in the 17th Councilmanic District of Davidson County, Tennessee, located on the south side of Lafayette Street, the east side of Wharf Avenue, and west side of Claiborne Street, and being shown as Parcels 371.00 and 372.00 on Davidson County Tax Map 093-15, and Parcels 042.00, 043.00, 045.00, and 046.00 on Davidson County Tax map 093-16 belonging to Jamil Bahur and Hamied Saleh, as evidenced in Instrument 20020522-0062306 in the Register's Office for Davidson County, Tennessee (RODCT), and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection with the southerly right-of-way line of Lafayette Street and the easterly right-of-way line of Wharf Avenue, said iron pin being in the west line of the tract herein described, thence;

1) Leaving the easterly right-of-way line of Wharf Avenue and with the southerly right-of-way line of Lafayette Street, with a curve turning to the right with an arc length of 45.46 feet, with a delta angle of 104 degrees 11 minutes 04 seconds, with a radius of 25.00 feet, with a chord bearing of North 60 degrees 51 minutes 07 seconds East and chord length of 39.45 feet to an iron mag nail, thence;

2) With the south right-of-way line of Lafayette Street, South 67 degrees 03 minutes 22 seconds East a distance of 300.14 feet to an iron pin, thence;

3) With a curve turning to the right with an arc length of 19.69 feet, with a delta angle of 21 degrees 58 minutes 19 seconds, with a radius of 15.00 feet, with a chord bearing of South 29 degrees 27 minutes 12 seconds East and chord length of 18.31 feet to an iron pin, said iron pin being at the intersection of the southerly right-of-way line of Lafayette Street and the westerly right-of-way line of Claiborne Street, thence;

4) Leaving the southerly right-of-way line of Lafayette Street and with the westerly right-of-way line of Claiborne Street, South 08 degrees 08 minutes 58 seconds West, a distance of 44.40 feet to an iron pin, thence;

5) Leaving the westerly right-of-way line of Claiborne Street and with the northerly right-of-way line of an unnumbered alley, North 81 degrees 48 minutes 54 seconds West, a distance of 70.00 feet to an iron pin, thence;

6) With the westerly right-of-way line of the unnumbered alley, South 08 degrees 08 minutes 10 seconds West, a distance of 10.00 feet to an iron pin, thence

7) Leaving the unnumbered alley and with the south line of the tract herein described, North 81 degrees 48 minutes 54 seconds West, a distance of 115.00 feet to an iron pin, thence;

8) Continuing with the south line of the tract herein described, North 82 degrees 20 minutes 00 seconds West, a distance of 149.05 feet to an iron pin, thence;

9) Leaving the south line of the tract herein described and with the east right-of-way line of Wharf Avenue, North 08 degrees 45 minutes 36 seconds East, a distance of 122.79 feet to an iron pin, the BEGINNING, containing 0.8206 acres or 35745 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated November 08, 2013.

Prepared By:
Signature Title Services, LLC
505 E. Main Street
Hendersonville, TN 37075
P: 615.724.7100
F: 800.594.5810

ONE AND THE SAME NAME AFFIDAVIT

I, MOHAMMED ALI ALKIFI, do hereby declare that I am one and the same person as FADHEL A. ALKIFI currently residing at 516 Glengarry Drive, Nashville, Tennessee, 37217, as indicated in the Power of Attorney of record in Instrument No. 20040223-0020084, Register's Office for Davidson County, Tennessee..

MOHAMMED ALI ALKIFI