BILL GARRETT, Davidson County
Trans:T20140016145 DEEDWARR
Recvd: 03/10/14 13:09 2 pgs
Fees:13.00 Taxes:888.00
20140310-0019936

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $240,000.00.

Affiant

Subscribed and sworn before me this the 28th day of February, 2014.

Notary Public
My commission expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Amin M Haidar<br>111 North 9th Street<br>Nashville, TN 37206 | New Owner | 82-12-133 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, 111 NORTH 9TH STREET, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AMIN M HAIDAR, AN UNMARRIED MAN AND SAMINA K AHMAD, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Map of Neil S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County. Said Lot No. 96 fronts 50 feet on the Easterly side of North 9th Street and runs back between parallel lines 170 feet to an alley.

The property is subject to an easement for the flow of a branch of drain across the above described lot.

Being the same property conveyed to 111 North 9th Street, LLC, by Quitclaim Deed from Stephen Epstein, Unmarried, dated October 31, 2013, of record in Instrument No. 20131104-0114383, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 111 North 9th Street, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of February, 2014.

111 North 9th Street, LLC

By: Stephen Epstein, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen Epstein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a limited liability company, and that he, as such member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Stephen Epstein as such member.

Witness my hand and official seal this 28th day of February, 2014.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY