BILL GARRETT, Davidson County
Trans:T20140032134 DEEDWARR
Recvd: 05/09/14 08:34 3 pgs
Fees:18.00 Taxes:2775.00
20140509-0039609

THIS INSTRUMENT PREPARED BY:
J. Nick Shelton, Esq.
219 Third Avenue North
Franklin, TN 37064
Ph. 615-599-1785
Fax 615-807-3331
nshelton@nickscheltonlaw.com

NEW OWNERS:	Send Tax Bill To:	Map & Parcel:
Melad Hana and wife, Reham Shafik 5144 W. Oak Highland Drive Antioch, Tennessee 37013	*Same*	*120-00-055.01*

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Richard E. Brown and wife, Frances Brown as Grantors, have bargained and sold, and do hereby transfer and convey to Melad Hana and wife, Reham Shafik, ("Grantees") the real estate known as 1347 Murfreesboro Pike, Nashville, TN 37217 more particularly described as follows:

Land in 2nd formerly 5th Civil District of Davidson Co, TN, being part of the northeast part of a tract 93.55 acres, more or less, and being a part of the property known as the old Thomas S. Weaver Homeplace, and shown as the "Shell Property" on a survey by Barge-Waggoner & Sumner Engineers as revised June 14, 1962 as follows:

Beginning at a point in the south margin of Murfreesboro Road, 213.4 feet east of a concrete monument in the south margin of said road at a turn near the intersection of Pineway Drive, said point being 75 feet east of the northeast corner of the property conveyed to F.L. Eubank and wife by deed of record in Book 2102, Page 419, Reg. Office for said Davidson County; thence along Murfreesboro Roaad, South 66 degrees 58 minutes East 183 feet to an iron pin; thence leaving the road, South 22 degrees, 53 minutes West 150 feet; thence North 66 degrees 58 minutes West 183 feet; thence North 22 degrees 53 minutes East 150 feet to the point of beginning.

Subject to easement for cut and fill slopes across the front of the lot adjacent to Murfreesboro Pike as set out in Degree in Minute Book 56, Page 433, of the 2nd Circuit Court of Davidson Co, TN at Nashville;

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 including but not limited to all of the following matters:

1) ***A certain lease agreement in Book 6617, Page 39, Reg. Off. Of Davidson Co., TN.***
2) ***A certain slope and fill easement of record in Circuit Minute Book 56, page 433 for Davidson Co, TN.***
3) ***Any easements of record and any unrecorded reservations, exceptions, and defects.***

Reserved and/or excepted from this transfer, and still owned by Richard E. Brown and Frances K. Brown, are any and all "leasing rights" whatsoever to the billboard that is located on the northeast corner of the

foregoing real property. Grantors Brown retain any and all leasing rights and ownership rights to the large billboard located on the northeast corner of the property for a period of five (5) years from this date below.

Davidson Co. Prop. Tax M/P Information: 120-00-0-055.01

Being the same property owned by Richard E. Brown and wife, Frances K. Brown conveyed to them by trustee's deed dated 8-15-2011, instrument # 201109160071877, Reg. Off. Davidson Co, TN.

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(s), their heirs and assigns, forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has good right to convey it. Grantors do covenant and bind themselves, their heirs, assigns and representatives to warrant and forever defend the title to sand land to sand Grantees, their heirs and assigns, against lawful claims of all persons whomsoever.

Wherever plural form is used, it can mean the singular and vice versa.

This is improved property known as 1347 Murfreesboro Pike, Nashville, TN 37212.

IN WITNESS WHEREOF, we have hereunto set out hands on this 4/15/14 date.

R E Brown
RICHARD E. BROWN

Frances V. Brown
FRANCES BROWN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Richard E. Brown and wife, Frances Brown whom I am personally acquainted and whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 4/15/14 date.

J. NICHOLS SHELTON
Notary Public

My Commission Expires: 7/20/15

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The consideration amount or value, whichever is greater, for this transfer is $750,000.00.

J. NICHOLS SHELTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

15th J R E Brown

AFFIANT

Sworn to and subscribed before me this 15 day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 7/26/15

J. NICHOLS SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY