THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071315**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2014. Notary Public My Commission Expires: _____

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

BILL GARRETT, Davidson County
Trans:T20140054249 DEEDWARR
Recvd: 07/28/14 10:37 2 pgs
Fees:13.00 Taxes:869.50
20140728-0066669

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ahmad M. Salem Azzam Al-asmar 1501 Lebanon Pike Nashville, TN 37210	Ahmad M. Salem Azzam Al-asmar 1649 Rachel Way Old Hickory, TN 37138	Tax Parcel ID No. 82-6-36.00; 82-6-35.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William H. Shubert, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ahmad M. Salem, married and Azzam Al-asmar, married**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I: Being Lots Nos. 7 and 8, on the Plan of Doctor V. S. Lindsley's Addition to Edgefield, now East Nashville, as of record in Book 57, Page 25, Register's Office for said County.

Said Lots Nos. 7 and 8 front 100 feet on the East Easterly side of North First Street and extends back between parallel lines with the South margin of Hancock Street 150 feet to an alley.

Tract II: Being the Northerly 30 feet of Lot No. 6 on the map of V. S. Lindsley's Addition to East Nashville, of record in Book 57, Page 25, Register's Office for said County.

Said part of Lot No. 6 fronts 30 feet on the Easterly side of North First Street and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed by Quitclaim Deed from James R. Resha to William H. Shubert as recorded on the 20th day of February, 1998 in Deed Book 10803, Page 189; Quitclaim Deed from James R. Resha to William H. Shubert as recorded on the 19th day of January, 1996 in Deed Book 9922, Page 220 and Warranty Deed from Mary Jane Fuller and husband, Robert Fuller to William H. Shubert, an unmarried person and James R. Resha, an unmarried person as recorded on the 31st day of March, 1988 in Deed Book 7508, Page 38, Corrected in Deed Book 7540, Page 284, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DOCTOR V. S. LINDSLEY'S ADDITION TO EDGEFIELD, as recorded in Plat Book 57, Page(s) 25.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Memorandum of Lease Agreement recorded at Instrument No. 20040826-0103388.

Rights of Tenant in possession under an unrecorded lease.

Terms and Conditions of any existing unrecorded lease(s) and all rights lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Conveyance of common area recorded in Book 1951, Page 661.

This is improved property located at 713-717 Dickerson Pike, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2014.

William H. Shubert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Shubert, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of July, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014