THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140063419 DEEDWARR
Recvd: 08/27/14 09:41 4 pgs
Fees:23.00 Taxes:2664.00
20140827-0078016

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ashraf W. Mannan and Mechael Faltas 202 Clerndon Circle Franklin, TN 37069	Same as new owners	120-01-0-157.00 and 120-01-0-158.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **FIRST COOKE PROPERTIES, LLC**, hereinafter called the Grantor, by the signatures of its authorized representatives below, has bargained and sold, and by these presents do hereby transfer and convey unto **ASHRAF W. MANNAN and MECHAEL FALTAS, as tenants in common**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Two tracts of land, described as follows, to wit:

First Tract:

A tract of land in Davidson County, Tennessee, and being Lot No. 5 of the Re-subdivision of Lots 3, 4 and 5 of The Oaks, a plat of which is of record in Book 4660, page 58, Register's Office, Davidson County, Tennessee. Said lot fronts on the northeasterly side of Murfreesboro Road and the easterly side of Kermit Drive at the intersection of Kermit Drive and Murfreesboro Road and is more particularly described as follows:

Beginning at the end of the radius return at the intersection of Murfreesboro Road and Kermit Drive; thence with the right of way of Kermit Drive N 41° 11' E 237.34 feet to a point, the beginning of a curve to the left; thence with said curve, having a radius of 345.00 feet and an interior angle of 6° 15' 58", 37.73 feet to a point; thence leaving said right of way S 48° 49' E 269.98 feet to a point; thence S 13° 18' W 110.48 feet to a point; thence N 48° 49' W 139.59 feet to a point; thence S 41 o 11' W 202.35 feet to a point in the northeasterly right of way of Murfreesboro Road; thence with said right of way N 48° 49' W 155.00 feet to a point, the beginning of a curve to the right; thence with said curve, having a radius of 25.0 feet and an interior angle of 90° 00', 39.27 feet to the point of beginning, said tract containing 1.49 acres, more or less, and being described according to a survey made by A & A Engineers, Inc., Howard W. Anderson, Registered Land Surveyor, Tennessee License No. 527, dated September 14, 1992, bearing Job No. 5063-92.

Being the same property conveyed to G. Edward Cooke and Nancy B. Cooke by deed from Smugglers, Ltd. at Book 8740, page 917, filed on 09-29-92, G. Edward Cooke having since died, leaving Nancy B. Cooke as surviving tenant by the entirety; and being further conveyed to First Cooke Properties, LLC, by Quitclaim Deed from Nancy B. Cooke, an unmarried person, at Instrument No. 20121226-0118995, filed on 12-26-2012, said Register's Office.

AND

Second Tract:

All that certain lot, piece or parcel of land, situate in Davidson County, State of Tennessee, being known, numbered and designated as Lot 4 on the plan entitled Resubdivision of Lots 3, 4 and 5, The Oaks, of record in Book 4660, page 58, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning in the north right-of-way of Murfreesboro Road at the southeast corner of said Lot 4, said point being approximately 336.34 feet from the east right-of-way of Kermit Drive; thence N 48° 49' W, with said north right-of-way of Murfreesboro Road 181.34 feet to a point; thence N 41° 11' E, 202.35 feet to a point; thence S 48° 49' E, 139.59 feet to a point; thence S 13° 18' W, 107.36 feet to a point; thence S 45° 41' W, 107.79 feet to the point of beginning. Said lot containing 0.82 acres, more or less.

Being the same property conveyed to G. Edward Cooke and Nancy B. Cooke, husband and wife by deed from Restaurants Inc. at Instrument No. 200007310075570, filed on 07-31-00, G. Edward Cooke having since died, leaving Nancy B. Cooke as surviving tenant by the entirety; and being further conveyed to First Cooke Properties, LLC, by Quitclaim Deed from Nancy B. Cooke at Instrument No. 20140716-0062772, filed on 07-16-2014, said Register's Office.

These are improved properties commonly known as **1204 & 1206 Murfreesboro Pike, Nashville, Tennessee 37217**

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

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, forever. GRANTOR covenants with said GRANTEE that we 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **11th** day of **August, 2014**:

First Cooke Properties, LLC

By: _____
Nancy Caroline Cooke Wilson, as Co-Trustee
of The Nancy B. Cooke 2012 Grandchildren's Trust, Member

By: _____
Charles E. Cooke, as Co-Trustee of The Nancy
B. Cooke 2012 Grandchildren's Trust, Member

By: _____
Nancy B. Cooke, Member

By: _____
Charles E. Cooke, Member

By: _____
Nancy Caroline Cooke Wilson, Member

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Nancy Caroline Cooke Wilson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Co-Trustee** of **The Nancy B. Cooke 2012 Grandchildren's Trust**, the within named bargainor, which is in turn a **Member** of **First Cooke Properties, LLC**, and further acknowledged that she executed the foregoing instrument in behalf of The Nancy B. Cooke 2012 Grandchildren's Trust as Member of First Cooke Properties, LLC for the purposes therein contained.

Witness my hand and official seal on this the 11th day of August, 2014.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Charles E. Cooke**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Co-Trustee** of **The Nancy B. Cooke 2012 Grandchildren's Trust**, the within named bargainor, which is in turn a **Member** of **First Cooke Properties, LLC**, and further acknowledged that he executed the foregoing instrument in behalf of The Nancy B. Cooke 2012 Grandchildren's Trust as Member of First Cooke Properties, LLC for the purposes therein contained.

Witness my hand and official seal on this the 11 day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 5/23/18

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Nancy B. Cooke**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Member** of **First Cooke Properties, LLC**, the within named bargainor, and further acknowledged that she executed the foregoing instrument in behalf of **First Cooke Properties, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 11 day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 5/23/18

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Charles E. Cooke**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Member** of **First Cooke Properties, LLC**, the within named bargainor, and further acknowledged that he executed the foregoing instrument in behalf of **First Cooke Properties, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 11 day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 5/23/18

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF Tennessee)
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Witness my hand and official seal on this the 11 day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $720,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2014:

Notary Public

My Commission Expires: 5/23/18