WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085828 DEEDWARR
Recvd: 11/13/14 15:41 2 pgs
Fees:13.00 Taxes:925.00
20141113-0104988

B-JE-14-1725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Desperado Properties, LLC	**New owner**	
(NAME) **P.O. Box 159342**	(NAME)	**105-09-0-002.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **AHMED MUALLEM AND WIFE, AZIZA MUALLEM,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DESPERADO PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the South 45 feet of Lot No. part of 26 and the North 10 feet of Lot No. 25 on the Map of Belmont Land Companys Subdivision of Lots Nos. 63 and 64 of the O.B. Hayes Rokeby Addition of record in Plat Book 21, Page 87, in the Register's Office for Davidson County, Tennessee.

Said south 45 feet of Lot No. 26 and the north 10 feet of Lot No. 25 front together 55 feet on the westerly side of 14th Avenue South, and runs back between lines, 142.7 feet on the north line and 145.1 feet on the south line to an alley on which it measures 55 feet.

Being the same property conveyed to Gutheria Sanders, joint tenants with Ahmed Muallem et ux Aziza Muallem by deed from Gutheria Sanders of record in Instrument No. 20020403-0040390 Register's Office for Davidson County, Tennessee, dated April 3, 2002 and recorded on April 3, 2002.

Being the same property conveyed to Ahmed Muallem and wife, Aziza Muallem by deed from Gutheria Sanders of record in Instrument No. 20140305-0018317 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 5, 2014.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1725 14th Avenue South , Nashville, Tennessee 37212**.

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; and we do covenant with the said GRANTEE(S) 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 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 GRANTEE(S), 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 the 12th DAY OF NOVEMBER, 2014.

Ahmed Muallem

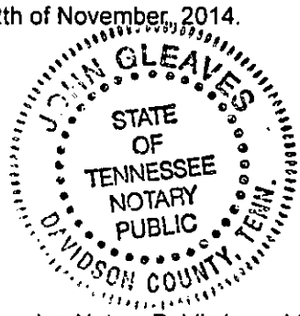
Aziza Muallem

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AHMED MUALLEM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

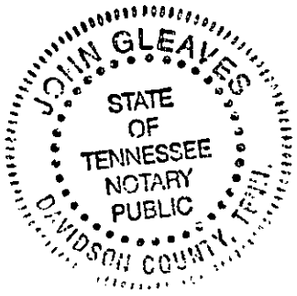


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AZIZA MUALLEM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212