Box 14

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140091489 DEEDWARRSP
Recvd: 12/08/14 09:28 3 pgs
Fees:18.00 Taxes:1443.00
20141208-0112002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Ahmad M Salem
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/13/17
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmed Salem	Ahmed Salem	09202002200
(NAME)	(NAME)	
2811 John A. Merritt Blvd.	2811 John Merritt Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Grace Onuobia, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ahmed Salem, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

BEING the same property conveyed to Kingsley Onuobia by Special Warranty Deed dated December 30, 1998, from BP Exploration & Oil, Inc., an Ohio corporation, of record in Book 11299, Page 760, Register's Office for Davidson County, Tennessee. The said Kingsley Onuobia having since died on September 18, 2006. The said property was devised to Grace Onuobia by the Last Will and Testament of Kingsley A. Onuobia, of record in Docket No. 11P-662, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2811 John Merritt Boulevard, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever 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 5th day of December, 2014.

Grace Onuobia

Grace Onuobia

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 5TH DAY OF DECEMBER, 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public

EXHIBIT A

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, bounded on the North by the southerly margin of John A. Merritt Boulevard, bounded on the East by the margin of John A. Merritt Boulevard, bounded on the East by the westerly margin of a 20-foot wide alleyway, bounded on the South by the MDHA Property, as recorded in Deed Book 4206, Page 623, Register's Office for Davidson County, Tennessee, bounded on the West by the easterly margin of 29th Avenue North and being more particularly described as follows:

BEGINNING at a railroad spike at the intersection of the southerly margin of John A. Merritt Boulevard and the westerly margin of a 20-foot wide alleyway;

Thence, with the westerly margin of a 20-foot alleyway, South 13° 46' 30" East, 129.11 feet to an iron pin;

Thence, a common line with the MDHA Property, as recorded in Deed Book 4206, Page 623, Register's Office for Davidson County, Tennessee, South 76° 00' 00" West, 150.00 feet to an iron pin;

Thence, with the easterly margin of 29th Avenue North, North 13° 49' 58" West, 129.11 feet to a railroad spike in the southerly margin of John A. Merritt Boulevard;

Thence, with said margin, North 76° 00' 00" East, 150.13 feet to the Point of Beginning, containing 0.445 acres, more or less.

According to an ALTA/ACSM Land Title Survey prepared by Thornton & Associates, Inc., Erly J. Thornton, Jr., TN R.L.S. #1123, dated December 30, 1998, Job No. 98-375.