Davidson County DEEDWARR
Recvd: 12/10/14 08:22 3 pgs
Fees:18.00 Taxes:190.55
20141210-0112895

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of December, 2014, by and between DRJ Holdings LLC, party of the first part, and Osama Hezkyal, married party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 64B on the Plan of Zone Lot Division Lots 63 thru 66 on the Plan of Harborgate, Section One, of record in Plat Book 5200, Page 712, as amended in Plat Book 6200, Page 274, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for am roe particular description thereof.

Being all or part of the same property conveyed to DRJ Holdings, LLC by virtue of that certain Special Warranty Deed dated March 2, 2010, at Instrument No. 20100305-0017347 in the amount of $40,500.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015** Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions recorded in Book 6486, Page 436, Book 6597, Page 157 and Book 6599, Page 984 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

David R. Jenner, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary of the state and county aforesaid, personally appeared David R. Jenner, 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 DRJ Holdings, LLC, the within named bargainor, a Limited Liability Corporation, and that as he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the LLC by himself as Manager.

WITNESS my hand and official seal at office this 9th day of December, 2014.

Notary Public

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-23-2016

My Commission Expires: _____

| | |
|---|---|
| Property Owner & Address: | Osama Hezkyal<br>1407 Wayfield Lane<br>Mt. Juliet, TN 37122 |
| Tax Parcel No | 15002037300 |
| Property Address: | 735 Holder Dr.<br>Nashville, TN 37217 |
| MAIL TAX BILLS TO: | Owner @ owners address<br>1407 Wayfield Lane<br>**Mt. Juliet, TN 37122** |
| Firm File #: | 20141205 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $51,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of December, 2014.

Notary Public

GAIL HUDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-23-2016

My Commission Expires:_____

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18.