THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122544**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 12th day of December, 2014. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20140093597 DEEDWARR
Recvd: 12/15/14 13:56 2 pgs
Fees:13.00 Taxes:666.00
20141215-0114514

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Malek Yafai 532 Wheatfield Way Nashville, TN 37209	New Owner	Tax Parcel ID No. 08111044700 08111044200

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, and Discount Motors, Inc., a Tennessee Corporation** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Malek Yafai**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I: Land in Davidson County, Tennessee, being the Northerly 1/2 of Lot No. 189 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 189 fronts 50 feet on the Westerly side of 12th Avenue North, formerly Florence Street and runs back between parallel lines, 154 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being the Easterly part of Lot No. One Hundred and Ninety (190) in McGavock, Wetmore & Others Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southwesterly corner of Buchanan Street, formerly Hydes Ferry Pike and 12th Avenue North, formerly Florence Street, thence with the Southerly margin of Buchanan Street Westerly 88 feet to John Cato's N.W. corner; thence with said Cato's Easterly line Southerly to the line between Lots Nos. 189 and 190 on said Plat at a point 77 feet Westerly from the Westerly margin of 12th Avenue North, thence with said line Easterly 77 feet to the Westerly margin of said Avenue, thence with said Avenue Northerly 105 feet to the beginning.

Tract III: Land in Davidson County, Tennessee, being part of Lot No. 190 in D.T. McGavock's Addition to Nashville, the Plan of which is of record in Book 21, Page 41 of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 190 begins 88 feet Northwestwardly from the Southwest corner of Buchanan Street, formerly Hyde's Ferry Turnpike, and 12th Avenue, formerly Florence Street and running Northwestwardly with Buchanan Street 88 feet to a 16-foot alley; thence Southeastwardly with said alley 195 feet to Lot. No. 189 in said plan; thence Northwestwardly with the North line of said name Lot, 77 feet to a point and thence Northeastwardly 150 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from James R. Resha to William H. Shubert as recorded on the 19th day of January, 1996 in Deed Book 9922, Page 217; Warranty Deed from Buist J. Thompson, an unmarried person, and Wade Lee Phelps, an unmarried person to William H. Shubert, an unmarried person, and James R. Resha, an unmarried person as recorded on the 5th day of April, 1989 in Deed Book 7810, Page 55; Quitclaim Deed from Buist J. Thompson to Wade Lee Phelps as recorded on the 3rd day of September, 1987 in Deed Book 7344, Page 17 and Warranty Deed from John A. Gupton, III, Administrator Ad Litum for the Estate of George (Jack) Loftin, Jr. a/k/a George Payne

Lofton McCool to Buist Thompson, a single person as recorded on the 28th day of May, 1987 in Deed Book 7250, Page 933, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1201 Buchanan Street Nashville TN 37208

Tract IV: Land in Davidson County, Tennessee, being the South one-half or 50 feet of Lot No. 189, in McGavock, Wetmore and Others Second Division, called the Addition to the Town of McGavock, a plan of which is of record in Book No. 21, Page 41, Register's Office for said County.

Said part of said Lot No. 189 fronts 50 feet on the Westerly side of Florence Street, now 12th Avenue North, and runs back between parallel lines, 154 feet to an alley.

Being the same property conveyed to Discount Motors, Inc., a Tennessee corporation by Warranty Deed from Wade L. Phelps, a single person, recorded on the 13th day of May, 2002 in Instrument No. 20020513-0058451, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1723 12th Ave N, Nashville, TN 37208

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 2015 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 recorded in Plat Book 21, Page(s) 41.

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

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 12th day of December, 2014.

Discount Motors, Inc.

By: William H. Shubert

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, William H. Shubert, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Discount Motors, Inc., a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of December, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018