THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20150033997 DEEDWARR
Recvd: 05/04/15 14:10 2 pgs
Fees:13.00 Taxes:1480.00
20150504-0040234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $400,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of May, 2015.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 10-28-2015

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zeyad Shaar 2001 Rachaels Spring Road Hermitage, Tennessee 37076	Same	Map 043-09-0 Parcel 143.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **Brothers Investments, Inc., a Tennessee corporation, by and through all of its authorized officers,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Zeyad Shaar**, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being the westerly 119 feet of the easterly 135 feet of Lots Nos. 4, 5 and 6 and the easterly 135 feet of Lot No. 7 of Block "C" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County, described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, October 22, 1956, as follows:

BEGINNING on the southerly margin of Cumberland Avenue at an iron pin 16 feet west of the corner of Lots Nos. 3 and 4; thence South 1 deg. 00' West and parallel with the westerly line of said Lot No. 3,165 feet to an iron pin in the northerly line of Lot No. 7; thence with the northerly line of said lot, South 87 deg. 41' East 16 feet to an iron pin at the southwest corner of said Lot No. 3; thence South 1 deg. 00' West and with the westerly line of Lot No. 10, 55 feet to the corner of Lots Nos. 7 and 8; thence with the line between said two lots, North 87 deg. 41' West 135 feet to the easterly margin of Gallatin Pike, as widened; thence with same, North 1 deg. 00' East 220 feet to an iron pin in the southerly margin of said Cumberland Avenue; thence with same, South 87 deg. 41' East 119 feet to the beginning.

Included in the above description but excluded therefrom is the right for a 35 foot radius at the southeast intersection of Cumberland Avenue and Gallatin Pike.

Being the same property conveyed to Brothers Investments, Inc., a Tennessee corporation, by quitclaim deed of record in Instrument No. 20071226-147098, Register's Office for Davidson County, Tennessee.

Subject to those certain Use and Operating Restrictions of record in Instrument No. 20071226-0147098, Register's Office for Davidson County, Tennessee, to which reference is hereby made, together with assumption of those Indemnification provisions by the Grantee herein and for future performance thereof as set forth in said instrument, to run with the land; and subject to all other easements, restrictions and rights of way of record.

Buyer assumes 2015 Metro Taxes when due and payable, together with Grantee assuming all other leasehold interests relating to said real property.

Prepared upon information furnished by the parties and without the benefit of title examination, title insurance or closing thereupon.

This is improved commercial property known as 510 N. Gallatin Pike, Madison, Tennessee 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his successors and assigns, forever; and it does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever. 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 the hand of the duly authorized officers on this the 1st day of May, 2015.

BROTHERS INVESTMENTS, INC.

BY: _____
WILLIAM SHAAR, PRESIDENT

BY: _____
WALID AL-NEMRI, SECRETARY/TREASURER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared William Shaar and Walid Al-Nemri, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary/Treasurer, respectively, of Brothers Investments, Inc., a corporation, and that they, as such President and Secretary/Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary/Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.