WARRANTY DEED

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

B-MG-15-520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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)
McLeod Properties, LLC	**New Owner**	
(NAME)	(NAME)	**091-10-0-216.00**
650 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 **MAURICE KUTTAB, TRUSTEE OF THE AMY SUHA' KUTTAB TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MCLEOD 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 westerly portions of Lots "I" and "J" on the Plan of Holman Heights of record in Plat Book 332, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING at a point in the center of Elaine Street at the common corner of Lots 5 and 6 as shown on said survey of December 7, 1953; thence with the line between said Lots south 71 Degrees 15 Minutes East 100 feet to a point; said point being on the common dividing line between Lots 5 and 6; thence southerly 70.33 feet to a point in the northerly portion of Lot "J" and being in the southerly boundary of the triangular plat shown on said survey of August 2, 1957; thence with such southern boundary of such triangular plot north 74 Degrees 15 Minutes West 97.6 feet to the center of Elaine Street; thence with the center of said street northerly 76.8 feet to the BEGINNING.

Being the same property conveyed to Geraldine Chiablera Kuttab, Trustee of the Amy Suha' Kuttab Trust by Warranty deed from Eleanor Sue Faulkner, William Lee Mitchell, as the Executor of the Estate of Preston Lee Mitchell, and William Lee Mitchell, individaully and Venisa Robinson, of record in Book 10756, page 620, Register's Office for Davidson County, Tennessee, dated January 8, 1998 and recorded on January 13, 1998.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 7, 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: **520 Elaine Avenue, Nashville, Tennessee 37209**.

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.

BILL GARRETT, Davidson County
Trans:T20150045316 DEEDWARR
Recvd: 06/09/15 12:23 2 pgs
Fees:13.00 Taxes:222.00

20150609-0054128

Witness my/our hand(s) this the 29th DAY OF MAY, 2015.

The Amy Suha' Kuttab Trust

BY: _____
Maurice Kuttab
Trustee TN LIC 059213415

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAURICE KUTTAB, TRUSTEE of THE AMY SUHA' KUTTAB TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 29th of May, 2015.

_____
Notary Public
My Commission Expires: 12/22/17
(SEAL)

MARTY GIRSCH
Notary Public - State of Florida
My Comm. Expires Dec 22, 2017
Commission # FF 78653
Bonded Through National Notary Assn.

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