Box 12

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150051174 DEEDWARR
Recvd: 06/25/15 14:19 2 pgs
Fees:13.00 Taxes:1720.50
20150625-0061357

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $465,000.00.

Affiant

Subscribed and sworn to me on June 24, 2015.

NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28456SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Zaidoun Nofal 809 Century Oaks Court Nashville, TN 37211	SAME AS NEW OWNER	133-6-070

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Swanfrost, Inc., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Zaidoun Nofal, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Real property located in Davidson County, Tennessee and being described as follows, to-wit:

Being Lot No. 1 as shown on the plan titled Resubdivision of Lots 51 and 53, of the McLester Addition to Nolen Heights according to survey and plat of same of record in Plat Book 7900, page 72, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete details of location and description of said lot.

Being the same property conveyed to Swanforst, Inc., by Warranty Deed from Bridgestone Firestone, Inc., of record in Book 9391, page 969, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Book 7900, page 72, Register's Office for Davidson County, Tennessee.
3. Plat of record in Plat Book 7900, page 72, said Register's Office showing an owner's certificate, a surveyor's certificate, general notes, a one-story block building, a public utility and drainage easement across the southeast portion of said lot, 25' public utility and drainage easement across the northerly margin of said lot, a 14' headwall with single wing at the northwest corner, Nashville Electric Service easements and guy poles across the northwest portion of said lot, Nashville Electric Service visible line running ease to west

across the middle of said lot, alley and easements at the northwest corner of said lot and certain guy pole easements.

4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4292, page 57, Register's Office for Davidson County, Tennessee.
5. Subject to the claim of the adjacent property owner for ingress and egress as set forth in Book 9391, page 969, Register's Office for Davidson County, Tennessee.

This property is also known as Improved property located at 3604 Nolensville Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

WITNESS my/our hand(s) this 24th day of June, 2015.

Swanfrost, Inc.

BY: _____
Ted Swanson, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ted Swanson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal on June 24, 2015.

_____
NOTARY PUBLIC

My Commission Expires:

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE