WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053909 DEEDWARR
Recvd: 07/06/15 09:38 2 pgs
Fees:13.00 Taxes:740.00
20150706-0064689

P-GR-15-29

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Sulaiman Chalabi and Kamal Hasan	**Sulaiman Chalabi and Kamal Hasan**	
(NAME)	(NAME)	
29 Cleveland Ave	**29 Cleveland Ave**	**106-06-0-034.00 and 106-06-0-033.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Nashville, TN 37210**	
(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 **AKREM O. HASAN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SULAIMAN CHALABI, MARRIED, AND KAMAL HASAN, MARRIED, AS TENANTS IN COMMON,** 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 Lots Nos. 48 and 49 on the Plan of A.M. Brown's Subdivision of record in Plat Book 57, Page 126, in the Register's Office for Davidson County, Tennessee, and a 50 foot unnumbered lot lying between lots No. 47 and 48 on the east side of Cleveland Avenue. Said unnumbered 50 foot lot is not shown on the subdivision plat, but does exist on the ground, and is further shown on the Metro Tax Maps as Parcel No. 35 on the Map Nos. 106-6 of the Tax Maps of Nashville and Davidson County, Tennessee. Said Lots Nos. 48 and 49, and the unnumbered 50 foot lot front 150 feet together on the easterly margin of Cleveland Avenue, and extend back between parallel lines 150 feet to a 10 foot wide unimproved alley on which they measure 150 feet. Subject parcel is bordered on the North by the land of W.J. Donaho, of record in Book 4650, page 348, on the South by the land of Joe E. Redden, of record in Book 4517, page 784, on the east by a 10 foot side improved alley and on the west by the east margin of Cleveland Avenue as shown on the above named subdivision plat.

Being the same property conveyed to Akrem O. Hasan by Warranty deed from Kennette Sweeney, Executrix of the Estate of Mildred Donoho, one and the same as Jessie Mildred Donoho, and Co-Trustee U/W Mildred Donoho, one and the same as Jessie Mildred Donoho, dated August 23, 2002 and Beverly Donoho, Co-Trustee U/W Mildred Donoho, one and the same as Jessie Mildred Donoho, dated August 23, 2002 of record in Instrument No. 20120305-0018701, as corrected by Scrivner's Affidavit of record in Instrument No. 20120427-0036009 Register's Office for Davidson County, Tennessee, dated February 29, 2012 and recorded on March 5, 2012.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **29 and 31 Cleveland Ave, Nashville, Tennessee 37210**.

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.

Witness my/our hand(s) this the 30th DAY OF JUNE, 2015.

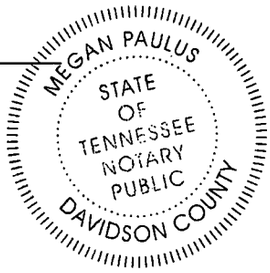
Akrem O. Hasan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AKREM O. HASAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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