BILL GARRETT, Davidson County
Trans:T20150055387 DEEDWARR
Recvd: 07/09/15 08:53 2 pgs
Fees:13.00 Taxes:2220.00
20150709-0066530

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0513HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of July, 2015.

Notary Public
Commission Expires: 10-28-2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sanjay D. Patel 821 Murfreesboro Rd. Nashville, TN 37217	OWNER	10600017300

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Hatem Ibrahim and wife, Maria F. Delfs, by and through Husam N. Ibrahim, Attorney in Fact

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sanjay D. Patel

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 2 on the Final Plat for Naranji V. Patel, et ux, of record in Instrument No. 20051021-0127329, Register's Office for Davidson County, Tennessee, to which reference is made for a more accurate description.

Being the same property conveyed to Hatem Ibrahim and wife, Maria F. Delfs by Warranty Deed from Sanjay D. Patel, dated 7/18/2006 and filed for record 7/31/2006 in Instrument No. 20060731-0092368, Register's Office for Davidson County, Tennessee.

Grantors' Durable Power of Attorney of record in Instrument No. 20110728-0057909; and Instrument No. 20110728-0057910, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (4) As a covenant and restriction to run with the land, there is hereby reserved by the Grantor an existing open driveway entrance along the easterly side of the aforedescribed Lot No. 2, 30 feet in width to serve Grantor's other owned real property commonly known as 815 Murfreesboro Pike whereby business patrons of the parties can access the respective tracts of land.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 819 Murfreesboro Rd., Nashville, TN 37217.

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 we so covenant with the said GRANTEES 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 except for Deed of Trust of record in Instrument No. 20030819-0120178; Assignment of Rents of record in Instrument No. 200308190120173 and UCC Financing Statement of record in Instrument No. 20040127-0010360, said Register's Office and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of July, 2015.

Attorney in Fact

Hatem Ibrahim by Husam N. Ibrahim, Attorney in Fact

Attorney in Fact

Maria F. Delfs by Husam N. Ibrahim, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Husam N. Ibrahim** 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, and who further acknowledged that he is the attorney in fact for **Hatem Ibrahim and Maria F. Delfs** and that he is authorized by **Hatem Ibrahim and Maria F. Delfs** to execute this instrument on their behalf.

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

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

(Notary Seal)

Notary Public
My Commission Expires: 10-28-2015