BILL GARRETT, Davidson County
Trans:T20150055389 DEEDWARR
Recvd: 07/09/15 08:55 2 pgs
Fees:13.00 Taxes:1480.00
20150709-0066531

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0512HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

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

Notary Public
Commission Expires: 10-28-2015

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sanjay D. Patel 821 Murfreesboro Rd. Nashville, TN 37217	Same - New Owner	10600002600

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, married 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 the 6th Civil District of Davidson County, Tennessee, described according to a survey made by WM. Collier Parrish, Engineer, January 10, 1964, as follows:

Beginning at a point in the center of the Southbound Lane of the Murfreesboro Road at the Northwest corner of Tract No. 1 of the property conveyed to State of Tennessee by deed from Gerda Hobson Northern, et al, of record in Book 1303, Page 291, said Register's Office; Thence with the line of the said State of Tennessee, South 41 degrees 31 minutes West, 691.23 feet and North 48 degrees 25 minutes West, 344.20 feet; thence North 47 degrees 40 minutes East, 663.57 feet to the center of said road; thence with the same South 55 degrees East, 274.85 feet to the beginning.

Save and Except

A tract or parcel of land in the Sixth Civil District of Davidson County, Tennessee, lying on the Southerly side of Murfreesboro Road (U.S. Routes 41 and 70S) approximately 4.3 miles Southerly from Nashville (State Capital), Tennessee, being the same land as described in that certain Warranty Deed dated 8/14/64 from Humble Oil & Refining Company, Grantor, to Marvin P. Friedman and Jerome B. Guttman, Grantees, recorded in Book 3802, Page 413, of the deed records of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a spike in the centerline of the Southerly traffic lane of Murfreesboro Road, 658 feet more or less from the centerline of Spence Lane and 2329 feet more or less from the centerline of Crutchfield Avenue; thence with the centerline of the Southbound traffic lane of Murfreesboro Road (33 feet Northeasterly from and parallel to the Southerly right-of-way line of said road) Easterly 120.08 feet to a spike; thence to the right with an

interior angle of 90 degrees and southwardly 183.0 feet; thence to the left with an interior angle of 270 degrees and eastwardly 133.87 feet to a point; thence to the right with an interior angle of 83 degrees 29 minutes Southwardly 507.04 feet to an iron stake; thence to the right with an interior angle of 89 degrees 56 minutes a total distance of 344.20 feet to an iron stake in the Southeasterly line of an old road; thence to the right with an interior angle of 83 degrees 55 minutes Northwardly along with the Southeasterly line of said road (passing an iron stake set in the Southerly right of way of Mufreesboro Road at 629.75 feet) a total distance of 663.57 feet to the point of beginning.

Being the same property conveyed to Hatem Ibrahim by Warranty Deed from Kenneth L. Dudney and wife, Barbara A. Dudney, recorded on 2/26/01 in Instrument No. 20010226-0017724, in the Register's Office of Davidson County, Tennessee.

Grantor's Durable Power of Attorney of record in Instrument No. 20110728-0057910, said Register's Office.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

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.

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

This is improved property known as: 829 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, 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.

Tim by Attorney in Fact

Hatem Ibrahim 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 that he is aurthorized by **Hatem Ibrahim** to execute this instrument on his 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