WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150067784 DEEDWARR
Recvd: 08/13/15 09:58 2 pgs
Fees:13.00 Taxes:723.35



20150813-0081113

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fady Nagib	**Same as New Owner**	10616007300
(NAME)	(NAME)	
974 Murfreesboro Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Car Wash Enterprises, Inc, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FADY NAGIB, HEREINAFTER CALLED THE GRANTEE, HIS 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. 3 on the Plan of Millwood, Section Three, of record in Book 4595, Page 190, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Car Wash Enterprises, Inc. by Quitclaim Deed from W. H. McPherson which deed is dated August 16, 1989 and recorded in Book 9916, Page 322, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO REAL PROPERTY TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO PERSONAL PROPERTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF MILLWOOD, SECTION THREE, OF RECORD IN BOOK 4595, PAGE 190, SAID REGISTER'S OFFICE ; **FURTHER SUBJECT TO ANY AND ALL LEASE-PURCHASE AGREEMENTS AND AMENDMENTS THERETO AFFECTING SUBJECT PROPERTY, WHETHER SUCH AGREEMENT AND AMENDMENTS ARE RECORDED IN SAID REGISTER'S OFFICE OR UNRECORDED,** AND FURTHER SUBJECT TO THE RIGHT-OF-WAY OF MURFREESBORO ROAD.

unimproved ☐

This is improved ☑ property, known as 974 Murfreesboro Road, Nashville, TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 10th day of August, 2015.

CAR WASH ENTERPRISES, INC.

BY: _____

BILL MCPHERSON, PRESIDENT

STATE OF TENNESSEE

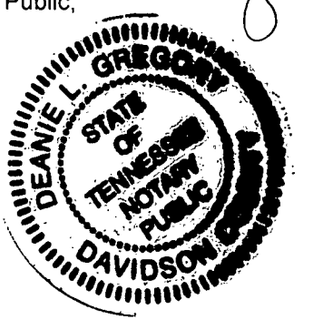
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bill McPherson** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **President** of **Car Wash Enterprises, Inc**, the within named bargainor, a corporation, and that he as such **President** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such **President**.

WITNESS my hand and seal, this 10th day of August, 2015.

My Commission Expires:
January 09, 2018

_____
Notary Public,



Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115