Davidson County DEEDWARR
Recvd: 11/23/15 14:10 4 pgs
Fees:23.00 Taxes:148.00
20151123-0118690

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

27934-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ahmad M. Salem 1501 Lebanon Road Nashville, Tennessee 37210	New Owner	05914020100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Khalid N. Shaikh** and **Igtidar A. Shirazi**, (hereinafter collectively referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Ahmad M. Salem**, (hereinafter referred to as the "**Grantee**"), his heirs, successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Blackman's Commercial Development, as of record in Book 3842, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> BEING all of the same property conveyed to Khalid N. Shaikh and Igtidar A. Shirazi by United States Marshal's Quitclaim Deed dated July 7, 1994 from Charles F. Goggin, United States Marshal for the Middle District of Tennessee, of record in Book 9402, Page 672, Register's Office for Davidson County, Tennessee.

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, its successors, and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 29th day of October, 2015.

Khalid N. Shaikhl

Igtidar A. Shirazi

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Khalid N. Shaikh and Igtidar A. Shirazi**, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 23rd day of November, 2015.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me this
23rd day of October, 2015.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2016 and subsequent years, a lien not yet due and payable. Grantee hereby assumes all responsibility for 2016, and all subsequent years' real property taxes.

2. Easements, or claims of easements, not showing in the public record.

3. Matters as shown on the Plan of record in Book 3842, Page 164, Register's Office for Davidson County, Tennessee.

4. Easement for normal ingress and egress as set out in Book 8044, Page 255; re-recorded in Book 8530, Page 631, said Register's Office.

5. Codes Letter by Metropolitan Government of Nashville and Davidson County, Tennessee, dated August 26, 2015, of record in Instrument No. 20150901-0088680, said Register's Office.

I, Houston Howell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Houston Howell

State of Tennessee
County of Davidson

Personally appeared before me, Dana Meadows, a notary public for this county and state, Houston Howell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dana Meadows, Notary Public

My commission expires: 8-27-17