This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150101917 DEEDWARR
Recvd: 12/02/15 10:55 2 pgs
Fees:13.00 Taxes:2127.50
20151202-0121449

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aziz M. Albarati & Amin Hauter 5429 Oak Chase Drive Antioch, TN 37013	Aziz M. Albarati & Amin Hauter 5429 Oak Chase Drive Antioch, TN 37013	071030-05200

THIS INDENTURE, made this 1st day of December, 2015 between

Fred W. Hahn, Jr. and wife, Kaye S. Hahn

of Williamson County, Tennessee, hereinafter referred to as **Grantor**, and

Aziz M. Albarati and Amin Hauter
as Tenants in Common Without Right of Survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 1 and the Southerly 80 feet of Lot 2, in the Dr. E.T. Brown's Subdivision, a part of the Hughes Place, a plan of which is of record in Book 232, Page 55, Register's Office for Davidson County, Tennessee, being a portion of the property conveyed to E.A. Robertson by Deed of record in Book 731, Page 146, Register's Office of Davidson County, Tennessee, and devised to Mrs. E.A. Robertson, Sr., under Will of E.A. Robertson, Sr. Said property fronts 200 feet on the Westerly side of Dickerson Road and runs back 250 feet between parallel lines to an alley.

Being the same property conveyed to Fred W. Hahn, Jr. and wife, Kaye S. Hahn by Quitclaim Deed from Kay Hahn Garrison dated 6-6-94 of record in Book 9371, Page 598, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2402 Dickerson Pike, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Fred W. Hahn, Jr.

Kaye S. Hahn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Fred W. Hahn, Jr. and Kaye S. Hahn, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 1st day of December, 2015.

Notary Public My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $575,000.00.

Affiant

Sworn to and subscribed before me, this 1st day of December, 2015.

Notary Public My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County