BILL GARRETT, Davidson County
Trans:T20150108571 DEEDWARR
Recvd: 12/23/15 13:43 2 pgs
Fees:13.00 Taxes:296.00
20151223-0129298

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of December, 2015.

Notary Public

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
TBC Development, LLC	TBC Development, LLC	08103012300
2137 14th Avenue North	1516 Winberry Drive	
Nashville, TN 37208	Murfreesboro, TN 37130	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Mohab Khamis, a married man and Malak Salama, a married man

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

TBC Development, LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), it's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 of Block 30 of Owen's Plan of Buena Vista of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being also known as 2137 14th Avenue North Nashville, TN 37208.

Being the same property conveyed to Mohab Khamis and Malak Salama by warranty deed from Evolutions Transitional Living of record in Instrument No. 20150827-0086777 Register's Office for Davidson County, Tennessee, dated 08/25/2015 and recorded on 08/27/2015.

Subject Property not the primary residence of grantors.

This is unimproved known as **2137 14th Avenue North, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record Plat Book 57, page 26, in the Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, it's 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this the 21st day of December, 2015.

Mohab Khamis

MALAK SALAMA
Malak Salama

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Mohab Khamis and Malak Salama, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21 day of December, 2015.

Notary Public

My Commission Expires Apr. 17, 2019

My Commission Expires: _____

SolomonParks File No. 5015397

JO-ANN J BICKEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CUMBERLAND