THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, P.O.BOX 774, KINGSTON SPRINGS, TENNESSEE 37082

BILL GARRETT, Davidson County
Trans:T20160006330 DEEDWARR
Recvd: 01/25/16 13:49 2 pgs
Fees:13.00 Taxes:1850.00
20160125-0006943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me this the 25th day of January 2016.

Notary Public

My Commission Expires: 7-24-2019

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

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Walid Al-Nimri and wife, Joyce Al-Nimri 302 Rolling Mill Rd. Old Hickory, TN 37138	Same	**Map 133-02-0** **Parcel 255.00**

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, William Shaar and Alberto Forero,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Walid Al-Nimri and wife, Joyce Al-Nimri**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DavidsonCounty, State of Tennessee, described as follows, to wit:

Being Lot Nos. 25 and 26 in the Map of Nolen Heights, as shown on plat of record in Bood 332, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William Shaar and Alberto Forero, as tenants in common, by deed from J.M.S. of TN, LLC, by deed of record in Instrument No. 20110103-0000371, Register's Office for Davidson County, Tennessee.

This is the same legal description as set forth on the previous deed of record.

This is commercial property and is not the principal place of residence of the Grantors.

2016 Metropolitan Government taxes are assumed by the Grantees for payment thereof when the same become due and payable. The Grantors expressly assign any and all lease(s) rights as to the subject property unto the Grantees, as may be applicable, inclusive of future rents thereto.

This conveyance is subject to all applicable zoning ordinances; utility, sewer, drainage and other easements of record; any applicable covenants, restrictions and declarations and all other matter of record.

This is improved property known as 3312 A&B Nolensville Pike, Nashville, TN 37211.

This instrument has been prepared upon information furnished by the parties and without benefit of title examination, title insurance or closing thereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, representatives and assigns, forever; and I do 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, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representative and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 25th day of January, 2016.

WILLIAM SHAAR

ALBERTO FORERO

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named William Shaar and Alberto Forero, the bargainors, 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.

Witness my hand and seal at Nashville, Tennessee, this 25th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 7-24-2019

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