File No.: 16014756

WARRANTY DEED

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/18/2019

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160015037 DEEDWARR
Recvd: 02/24/16 09:19 3 pgs
Fees:18.00 Taxes:4440.00
20160224-0017405

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Said A. Mohammed	Said A. Mohammed	105 16 0 103.00
(NAME)	(NAME)	
2326 Una Antioch Pike	2326 Una Antioch Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emeco Properties, LLC**, a Tennessee limited company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Said A. Mohammed and Nejatte M. Ahmed**, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 4 on the Map of Corinne Place, as of record in Book 332, page 1 and Lot 1 on the Map of John H. Canaday's Subdivision of West Lawn, as of record in Book 332, page 90, at the Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated September 25, 2003, by R. Scot Cherry, T.R.L.S. No. 1512, as follows:

BEGINNING at an iron rod set at the intersection of the southerly right-of-way line of Napoleon Avenue, 50 feet in width, and the westerly right-of-way line of Nolensville Pike, 80 feet in width;

Thence leaving the southerly right-of-way line of Napoleon Avenue and with the westerly right-of-way line of Nolensville Pike, South 22 deg. 57' 02" East, 191.75 feet to an iron rod set at a corner common with the property of Jesse O. and Frankie Lee Shacklett, as of record in Deed Book 8433, page 785, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Nolensville Pike with the northerly property line of Jesse O. and Frankie Lee Shacklett and the northerly property line of the property of John C. Hamilton, Beulah M. Speakman, Penny K. Hillis and Gladys F. Cardet, as of record in Deed Book 11001, page 938, at the Register's Office for Davidson County, Tennessee, South 65 deg. 15' 15" West, 393.62 feet to an existing iron rod at a corner common with the property of The Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Instrument Number 20030318-0035834, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of The Metropolitan Government of Nashville and Davidson County,

Tennessee, and the easterly property line of the property of Donald Wayne Adams, Sr., Debra Morrow, Brenda Heckert and Barbara Lepley, as of record in Deed Book 8908, page 469, at the Register's Office for Davidson County, Tennessee, Jason and Belinda Wakefield, as of record in Deed Book 10775, page 59, at the Register's Office for Davidson County, Tennessee, and Caldwell's Electric Company, Inc. as of record in Deed Book 9296, page 746, at the Register's Office for Davidson County, Tennessee, North 00 deg. 32' 03" East, 297.90 feet to an iron rod set in the southerly right-of-way line of said Napoleon Avenue;

Thence with the southerly right-of-way line of Napoleon Avenue, South 81 deg. 50' 00" East, 59.67 feet to an iron rod set;

Thence North 72 deg. 39' 50" East, 208.39 feet to an iron rod set;

Thence along a curve to the right, with an arc length of 26.51 feet, the radius of which is 18.00 feet, the central angle of which is 84 deg. 23' 08", the chord of which is South 65 deg. 08' 36" East, 24.18 feet to the point of beginning.

Containing 78,653 Square Feet (1.806 Acres more or less)

Being the same property conveyed to Emeco Properties, LLC by Special Warranty Deed dated 07/28/2006 and filed for record on 07/31/2006 in Instrument 20060731-0092105, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 332, page 1; all matters as set forth per Plat of record in Book 332, page 90; Right of Way Easement to South Central Bell Telephone Company of record in Book 5872, page 798; Sanitary Sewer and/or Storm Drainage Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4712, page 493, Book 4251, page 950, Book 4253, page 313 and Book 3863, page 862; all of the Register's Office of Rutherford County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2179 Nolensville Pike, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and GRANTOR covenants with the said GRANTEES 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, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 its hand this 19th day of February, 2016.

EMECO PROPERTIES, LLC

BY: William H. Emery

William H. Emery, Managing Member

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, William H. Emery with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Emeco Properties, LLC and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this 19th day of February, 2016.

Notary Public
My Commission Expires: 3/18/2019

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16014756

