BILL GARRETT, Davidson County
Trans:T20160016797 DEEDWARRSP
Recvd: 03/01/16 13:42 5 pgs
Fees:28.00 Taxes:2667.70
20160301-0019466

This instrument prepared by and after recording return to:

SoBro Law Group, PLLC
513 3rd Avenue South
Nashville, Tennessee 37210
Attn: Hannah A. Kolb, Esq.

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Parcel Number(s):
Oscar Membreno Marroquin dba Oasis Restaurant & Night Club 2209 Nolensville Pike Nashville, TN 37211	Oscar Membreno Marroquin dba Oasis Restaurant & Night Club 2209 Nolensville Pike Nashville, TN 37211	120-5-198.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged as of this ___ day of February, 2016, **SAMIR AM NAGI AND NABIL ALABDI**, each a Tennessee resident (collectively "*Grantor*"), herein this day has bargained and sold, and does hereby transfer and convey, unto **OSCAR MEMBRENO MARROQUIN DBA OASIS RESTAURANT & NIGHT CLUB,** a Tennessee sole proprietor (hereinafter referred to as "*Grantee*"; the terms "*Grantor*" and "*Grantee*" to include their respective successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved real property located at 1211 Murfreesboro Pike, City of Nashville, Davidson County Tennessee and being more particularly described on **Exhibit "A"** attached hereto (the "*Property*").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor warrants that it is lawfully seized and possessed of said Property in fee simple, and has a good right to convey it, subject to those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself, its heirs and assigns, to warrant and forever defend the title to said Property (subject to the matters set forth on **Exhibit "B"**) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the Property. By acceptance of this Special Warranty Deed, Grantee acknowledges that Grantee has inspected the Property and is satisfied with its condition, and Grantee accepts the Property "as is where is".

IN WITNESS WHEREOF, the undersigned has executed or caused this instrument to be executed by their duly authorized representative as of the date first written above.

GRANTOR:

Samir AM Nagi by [signature] ATTORNEY IN FACT

SAMIR AM NAGI, by and through his Attorney in Fact,
Nabil R. Yafai

Nabil Alabdi by [signature] ATTORNEY-IN-FACT

NABIL ALABDI, by and through his Attorney in Fact,
Mueen Alamri

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared Samir AM Nagi, by and through his Attorney in Fact, Nabil R. Yafai, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Samir Am Nagi, the within named bargainor, and who acknowledged he executed the same as the free act and deed of the said Samir Am Nagi for the purpose therein contained.

GIVEN under my hand and notarial seal this 26th day of February, 2016.

SANYA L. ANDOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

[signature]
Notary Public

My commission expires

5-6-19

(NOTARY SEAL)

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared Nabil Alabdi, by and through his Attorney in Fact, Mueen Alamri, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nabil Alabdi, the within named bargainor, and who acknowledged he executed the same as the free act and deed of the said Nabil Alabdi for the purpose therein contained.

GIVEN under my hand and notarial seal this 26th day of February, 2016.

SANYA L. ANDOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

[signature]
Notary Public

My commission expires

5/6/19

(NOTARY SEAL)

AFFIDAVIT OF VALUE

I, Sonya L. Arbogast, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $721,000.00.

Subscribed and sworn to before me this 26th day of February, 2016.

Sonya L. Arbogast

Notary Public

My Commission Expires: 8/23/2016

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being all of Lot No. 1, on the Revised Danley Corporation Subdivision according to plat and survey of record in Book 4715, Page 37, in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Samir Am Nagi and Nabil Alabdi by Warranty Deed from Gardner L. Dixon, II, recorded on the 5th day of September, 2012 in Instrument No.20120905-0080179, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

A. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

B. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

C. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DANLEY CORPORATION SUBDIVISION, as recorded in Book 4595, Page(s) 163, revised in Book 4715, Page 37, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

D. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2796, Page 604, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

E. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).