BILL GARRETT, Davidson County
Trans:T20160016806 DEEDWARR
Recvd: 03/01/16 13:46 2 pgs
Fees:13.00 Taxes:2449.40
20160301-0019470

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $662,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 8/25/2019

(AFFIX SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 25, 2016

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samir Nagi and Omar Alabdi		051080129.00
(NAME)	(NAME)	
107 Due West Avenue	Same	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I, **Mehmet Alatas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samir Nagi and Omar Alabdi,** 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 Lot Nos. 7 and 8 on the Map of Due West Montague of Tract No. 1 of record in Book 547, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 100 feet on the Northerly side of Belle Camp Highway and runs back between lines 214 on the Easterly line and 215 feet on the Westerly line, to a dead line in the rear, on which it measures 90 feet.

Said lot No. 8 fronts 100 feet on the Northerly side of Belle Camp Highway and runs back between lines 215 feet on the Easterly sideline and 217 feet on the Westerly line to the South line of Lot 3, on which it measures 77 feet.

Being the same property conveyed to Mehmet Alatas by deed from LMIW II, LLC, a Florida Limited Liability Company of record in Instrument No. 20140605-0048726, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 107 Due West Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hands this 29th day of February, 2016.

Mehmet Alatas

State of Tennessee
County of Davidson

Personally appeared before me Mehmet Alatas, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of February, 2016.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Nagi

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN