File Box 2413

BILL GARRETT, Davidson County
Trans:T20160020538 DEEDWARRSP
Recvd: 03/14/16 10:58 3 pgs
Fees:18.00 Taxes:2590.00
20160314-0023878

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Atef Basta
1084 Murfreesboro Pk
Nashville, TN 37217

SEND TAX BILL TO:
Owner

MORTGAGEE
Bank of Nashville
1148 Broadway
Columbus, GA 31901

MAP 106
GROUP 16 0
PARCEL 081.00

SPECIAL WARRANTY DEED

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 considerations, the receipt and sufficiency of which are hereby acknowledged, **Ernest C. Kuhlo, an unmarried man and Patricia O. Kuhlo, an unmarried woman** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Atef Basta and Remon Rezk, d/b/a Horus Kebab Gryo**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 3, as shown on the map entitled Gower Center, of record as Instrument No. 20000929-0096422, further re-subdivided in Instrument No. 20040920-0113124 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the above property description but excluded therefrom, is the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, as property of and for the benefit of the Metropolitan Transit Authority, by deed of record as Instrument No. 20130215-0015938, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ernest C. Kuhlo and wife, Patricia O. Kuhlo from RMR Investment Company, LLC, by deed of record as Instrument No. 20021230-0162192, dated December 27, 2012, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Instrument No. 20000929-0096422, said Register's Office.
3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4110, page 425 and Book 4131, page 845, said Register's Office.
4) Declaration of Ingress and Egress and Parking Easements of record in Book 6706, page 559, said Register's Office.
5) Declaration of Easements of record as Instrument No. 20010122-0006575, amended as Instrument No. 20050912-0109499, said Register's Office.
6) Deed of Conveyance to Metro for water and/or sewer distribution system of record in Book 7154, page 377 and Book 7154, page 368, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as 1084 Murfreesboro Road, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Atef Basta and Remon Rezk, d/b/a Horus Kebab Gryo, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs 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 our hands this the 4th day of March, 2016.

Ernest C. Kuhlo
Ernest C. Kuhlo

Michael Harrell as Attorney in Fact
By: Michael Harrell, Attorney in Fact

Patricia O. Kuhlo
Patricia O. Kuhlo

Cynthia Covell as Attorney in Fact
By Cynthia Covell, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 4th, day of March, 2016, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared **Michael Harrell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of **ERNEST C. KUHLO**, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of **ERNEST C. KUHLO**.

Power of Attorney recorded in Instrument No. 20160314.0023876 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 4th day of March, 2016.

NOTARY PUBLIC James C Smith
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 4th, day of March, 2016, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared **Cynthia Covell**, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of **PATRICIA KUHLO**, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of **PATRICIA KUHLO**.

Power of Attorney recorded in Instrument No. 20160314.0023875 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 4th day of March, 2016.

NOTARY PUBLIC James C Smith
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF) TENNESSEE
COUNTY OF) WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $700,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of March, 2016.

NOTARY PUBLIC
My Commission Expires: 10/12/19

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON