BILL GARRETT, Davidson County
Trans:T20160020585 DEEDQC
Recvd: 03/14/16 11:57 2 pgs
Fees:12.00 Taxes:0.00
20160314-0023952

FROM: WILLIAM SHAAR

TO: WALID AL-NIMRI and wife, JOYCE AL-NIMRI

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NUMBERS

Walid Al-Nimri and wife,
Joyce Al-Nimri
302 Rolling Mill Rd.
Old Hickory, Tennessee 37138

Same

Map 093.14
Parcel 472.00

This instrument prepared by:

Larry D. Craig
Attorney at Law
P. O. Box 774
Kingston Springs, Tennessee 37082

Upon information furnished by the parties, with the benefit of tax advice, title examination, title insurance or closing thereupon.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

_____, Affiant

Sworn to and subscribed before me this 14th day of March, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-2019

William Shaar, does hereby quitclaim to **Walid Al-Nimri and wife, Joyce Al-Nimri**, all of his interest in the following land:

Tract I: Land in Davidson County, Tennessee, being a part of Lot No. 74 on the Plan of Barrow Grove, as of record in Book S, Page 279, Register's Office for Davidson County, Tennessee, described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated November 3, 1956, as follows:

Beginning at a point in the easterly margin of 5th Avenue, South, said point being 102 feet northerly from the intersection of 5th Avenue, South and Ash Street; thence around a curve to the right having a radius of 19 feet, a distance of 41 feet to a point in the southerly margin of Lafayette Street; thence with said margin of said street in a southeasterly direction a distance of 15.96 feet to a point; thence 60 deg. 45 min. West 39.9 feet to the point of beginning.

Tract II: Land in Davidson County, Tennessee, being the westerly 106 feet of Lot No. 73 and the southerly 6 feet of the westerly 106 feet of Lot No. 74, on the Plan of Barrow Grove, as of record in Book "S", Page 279, Register's Office for said County, described as follows:

Beginning at the northeast corner of 5th Avenue South and Ash, formerly Troost Street; thence with the northerly margin of Ash Street, eastwardly 106 feet; thence northwardly 102 feet; thence westwardly 106 feet to the easterly margin of 5th Avenue, South; thence with the easterly margin of said Avenue, southwardly 102 feet to the beginning, including but excluding therefrom that part of said property condemned by the City of Nashville for the extension of Lafayette Street and actually utilized by said City for street purposes, more fully described in decree of record in Minute Book 36, Page 249, Third Circuit Court, and further described by decree in Minute Book 58, Page 327, Chancery Court for Davidson County, Tennessee.

INCLUDED IN THE AFOREDESCRIBED TRACTS OF LAND, BUT EXPRESSLY EXCLUDED THEREFROM, is that certain out-

conveyance unto the Metropolitan Government of Nashville and Davidson County, Tennessee, a permanent right-of-way, in fee simple, as set forth in the Exhibit in Instrument No.20140918-0085861, Register's Office for Davidson County, Tennessee, to which record reference is hereby made, and the property being conveyed by this instrument is: the land identified and and shown on said Instrument Exhibit labeled, "**EXCLUDED FROM RIGHT-OF WAY ACQUISTION**", consisting of 3,062 S.F. or 0.07 acres, i.e. the remainder parcel retained by Brothers Investments, Inc. and not conveyed unto the Metropolitan Government.

Being the same property as conveyed to William Shaar from Brothers Investments, Inc. by quitclaim deed of record in Instrument No.20160125-0006942, Register's Office for Davidson County, Tennessee.

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

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

This is improved commercial property known as 427 Lafayette St., Nashville, Tennessee 37203.

Witness our hands this 14th day of March, 2016.

William Shaar

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named William Shaar, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the witnin instrument for the purpose(s) therein contained.

Witness my hand seal at Nashville, Tennessee, this 14th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 7-24-2019

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