BILL GARRETT, Davidson County
Trans:T20160027703 DEEDWARR
Recvd: 04/05/16 15:12 2 pgs
Fees:13.00 Taxes:2960.00
20160405-0032711

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of April, 2016.

Notary Public
Commission Expires: 7-24-2019

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Ibrahim 143 Creekstone Blvd. Franklin, TN 37064	OWNER	071-05-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William Shaar, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Ibrahim and Abram Gerges

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:

LAND in the 2nd Council Manic District of Nashville, Davidson County, Tennessee, being part of the lands conveyed in Deed Book 4536, Page 785, and Deed Book 7878, Page 597, Register's Office for said county and more particularly described according to a survey by John D. McCormick, dated August 16, 1989, to wit:

BEGINNING at the southwest intersection of Whites' Creek Pike and Trinity Lane; thence along said Whites' Creek Pike S 39 deg. 52' E, 118.6 feet to the northerly right of way of Old Young's Lane; thence along said Old Young's Lane S 59 deg. 42' 57" W, 214.28 feet; thence leaving Old Young's Lane N 21 deg. 34' 43" W, 139.33 feet to said Trinity Lane; thence with said Trinity Lane, along a curve to the left having a radius of 1121 feet, a distance of 184.84 feet to the point of beginning.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is that certain property having been vested in The Metropolitan Government of Nashville and Davidson County by Agreed Final Order of record in Instrument No. 20010716-0075067, Register's Office for Davidson County, Tennessee, and being more particularly described therein.

BEING the same property conveyed to William Shaar, individually, by Quitclaim Deed from Brothers Investments, Inc., a Tennessee Corporation, dated 1/25/16 and recorded 1/25/16 in Instrument No. 20160125-0006941; and being the same property previously conveyed to Brothers Investments, Inc., by Quitclaim Deed from William Shaar and Walid Al-Nimri, dated 12/27/06 and recorded 12/28/06 in Instrument No. 20061228-0159944; and being the same property previously conveyed to William Shaar and Walid Al-Nimri, by Warranty Deed from Charles E. Binkley and wife, Dorothy Binkley, dated 8/1/05 and recorded 8/5/05 in Instrument No. 20050805-0092131, in the Register's Office of Davidson County, Tennessee.

This is improved commercial property and not the principle residence of the grantor, nor grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 600 West Trinity Lane, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of April, 2016.

William Shaar

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Shaar** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 1st day of April, 2016.

Notary Public
My Commission Expires: 7-24-2019

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
(Notary Seal)