WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160036246 DEEDWARR
Recvd: 05/02/16 15:34 2 pgs
Fees: 13.00 Taxes: 555.00
20160502-0042994

J-JG-16-2512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Malek Nabil Yafai	**New Owner**	
(NAME) **6317 Charlotte Pike**	(NAME)	**092-06-0-606.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **K-BARR GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MALEK NABIL YAFAI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Buchi's Subdivision of Lot No. 20, McNairy Subdivision of record in Plat Book 421, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 54 feet on the North side of Clifton Pike and extends back in a Northwardly direction and between lines 150 feet, more or less, on its Eastern margin to an alley, and 150 feet, more or less, on its Western margin and along the Eastern margin of Buchi Avenue to an alley, showing 90 feet on said alley.

Being the same property conveyed to Sunago Builders, LLC by Warranty deed from A.A.M.L. Brown of record in Instrument No. 20101108-0089499 Register's Office for Davidson County, Tennessee, dated July 16, 2010 and recorded on November 8, 2010.

Being the same property conveyed to Barrington Kong by Warranty deed from Sunago Builders, LLC of record in Instrument No. 20120831-0079049 Register's Office for Davidson County, Tennessee, dated August 17, 2012 and recorded on August 31, 2012.

Being the same property conveyed to K-Barr Group, LLC by Warranty deed from Barrington Kong of record in Instrument No. 20130111-0003525 Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on January 11, 2013.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 66, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2512 Clifton Avenue , Nashville, Tennessee 37209-4119**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 28th DAY OF APRIL, 2016.

K-Barr Group LLC

BY: _____
Barrington Kong, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barrington Kong, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be a Member of K-Barr Group LLC, the within named bargainor, a limited liability company, and that he/she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of April, 2016.

_____
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212