This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/05/16 13:40 4 pgs
Fees:23.00 Taxes:2072.00
20160505-0044676

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of May, 2016, by and between The Crown Group of Companies, Inc., party of the first part, and Hafiz Yafai and Rashid Muhsin, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to The Crown Group of Companies, Inc. by virtue of that certain Warranty Deed dated May 15, 2002, at Instrument No. 20020520-0061308 in the Register's Office of Davidson County, Tennessee.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5190, Page 780, Book 4580, page 308, Book 4437, Page 663 and Easements at Book 5190, Page 780 and Book 9161, Page 816 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

The Crown Group of Companies, Inc.
By: Adetowun Moren Adenubi, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Venikkia Cunningham, a Notary Public of said County and State, personally appeared Adetowun Moren Adenubi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of The Crown Group of Companies, Inc., the within named bargainor, a Tennessee for profit corporation, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand and official seal at office this 3rd day of May, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Hafiz Yafai and Rashid Muhsin
9725 Turner Lane
Brentwood, TN 37027

Tax Parcel No 14810013600

Property Address: 3901 Apache Trail
Antioch, TN 37013

MAIL TAX
BILLS TO: Hafiz Rashad Yafai
9725 Turner Lane
Brentwood, TN 37027-0000

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $560,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of May, 2016.

Notary Public

My Commission Expires: 7-16-2017

MICHELE M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Exhibit "A"

Legal Description

Real property in the City of Antioch, County of Davidson, State of Tennessee, described as follows:

BEING A PARCEL OF LAND IN THE FIRST CIVIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE FURTHER DESCRIBED AS RESERVED PARCEL A OF SECTION THREE PHILLIPS 66 PARK, AS RECORDED IN PLAT BOOK 5190, PAGE 780-R.O.D.C.,TN, BOUNDED ON THE NORTH BY THE SOUTHERLY MARGIN OF HAYWOOD LANE, BOUNDED ON THE EAST BY THE WESTERLY MARGIN OF APACHE TRAIL, BOUNDED ON THE SOUTH BY LOT 1 OF SECTION THREE PHILLIPS 66 PARK, AS RECORDED IN PLAT BOOK 5190, PAGE 780-R.O.D.C.,TN, BOUNDED ON THE WEST BY A PORTION OF LOT 113 OF SECTION ONE BLANCHARD HEIGHTS, AS RECORDED IN PLAT BOOK 2663, PAGE 63-R.O.D.C.,TN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF APACHE TRAIL, SAID MONUMENT BEING LOCATED 25.00 FEET SOUTH OF THE SOUTHERLY MARGIN OF HAYWOOD LANE;

THENCE, WITH THE WESTERLY MARGIN OF APACHE TRAIL, S03°19'00"W, 51.33 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE HAVING A CENTRAL ANGLE OF 06°54'38", A RADIUS OF 660.54 FEET, A LENGTH OF 79.67 FEET AND A CHORD BEARING AND DISTANCE OF S00°08'19"E, 79.62 FEET TO AN IRON PIN;

THENCE, A COMMON LINE WITH LOT 1 OF SECTION 3 PHILLIPS 66 PARK, AS RECORDED IN PLAT BOOK 5190, PAGE 780-R.O.D.C.,TN, S84°13'07"W, 182.02 FEET;

THENCE, A COMMON LINE WITH LOT 113 OF SECTION ONE BLANCHARD HEIGHTS, AS RECORDED IN PLAT BOOK 2663, PAGE 63-R.O.D.C.,TN, N01°33'00"E, 184.68 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF HAYWOOD LANE;

THENCE, WITH SAID MARGIN S86°41'00"E, 155.62 FEET TO THE BEGINNING OF A CURVE RETURN THE RIGHT;

THENCE, WITH SAID CURVE RETURN HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET, A LENGTH OF 39.27 FEET, AND A CHORD BEARING AND DISTANCE OF S41°41'00"E, 35.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,360 SQUARE FEET OR 0.697 ACRES, MORE OR LESS.

SUBJECT PROPERTY IS ENCUMBERED BY A 10-FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT PARALLEL AND ADJACENT TO THE ENTIRE WESTERLY BOUNDARY, AS RECORDED IN PLAT BOOK 5190, 780-R.O.D.C.,TN.

True Copy Certification

I, Mark Lee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

T. Mark Lee

Signature

State of Tennessee

County of Shelby

Personally appeared before me, Michele M. Clark, a notary public for this county and state, Mark Lee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michele M. Clark

Notary's Signature

My Commission Expires: 7-16-2017

Notary Seal:

