Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 16040027

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Bolis Baktor
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17 DAY OF May, 2016.

NOTARY PUBLIC

My Commission expires: 8/25/18

Address of New Owner
Basem Farag , Bolis Botkor
2521 Bayview Drive
Nashville, TN 37217

Send Tax Bills To:
Same

Tax Information:
069-08-008.00,

Davidson County DEEDWARR
Recvd: 05/18/16 12:18 3 pgs
Fees:18.00 Taxes:1572.50
20160518-0049632

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Terry Knepper,** hereinafter called the **Grantor(s)**, have bargained and sold, and by these presents do transfer and convey unto **Basem Farag and Bolis Botkor,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being further described as follows, to-wit:

Beginning at a point on the Easterly margin of Clarksville Pike and lying 179.76 feet, more or less, Northerly of the Northerly margin of West Hamilton Road, said point being a common corner of the James Alvin Grossman, et. ux. Property as of record in Book 5055, Page 85, Register's Office for Davidson County, Tennessee, and also being the most Northwesterly corner of the herein described tract; thence leaving the said Easterly margin of Clarksville Pike and continuing with the common line of the aforementioned James Alvin Crossman, et. ux. Property, South 81 degrees 15 minutes 00 seconds East, a distance of 149.54 feet to an existing iron pin, said point being a common corner of the aforementioned James Alvin Crossman, et. ux. Property and being the most Northeasterly corner of the herein described tract; thence with the common line of the aforementioned James Alvin Crossman, et. ux. Property, South 5 degrees 28 minutes 30 seconds East, a distance of 137.50 feet to a point, said point being on the Northerly margin of West Hamilton Road and being the most Southeasterly corner of the herein described tract and being a common corner of the aforementioned James Alvin Crossman, et. ux. Property; thence with the said Northerly margin of West Hamilton Road, South 84 degrees 31 minutes 29 seconds West, a distance of 157.00 feet to a point; thence leaving the said Northerly margin of West Hamilton Road with a right-of-way return curve to the right having a radius of 25.00 feet, a chord bearing of North 43 degrees 21 minutes 45 seconds West, and a chord distance of 39.46 feet to a point on the Easterly margin of Clarksville Pike; thence with the said Easterly margin of Clarksville Pike, North 8 degrees 45 minutes 00 seconds East, a distance of 147.63 feet to the point of beginning, containing 0.60 acres, more or less.

Being the same property conveyed to Terry Knepper and wife, Donna Knepper, by Warranty Deed from Nathan Wall, unmarried, dated 06/12/97 and recorded on 06/27/97 in Book 10504, Page 42, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Terry Knepper by Quitclaim Deed from Donna Knepper dated 08/22/01 and recorded on 08/27/01 in Instrument No. 20010827-0092459, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
3900 Clarksville Pike, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2016 City and/or County Property Taxes have been assumed by and are the responsibility of Grantee
2. Sanitary Sewer Easement of record in Book 4676, Page 390, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Terry Knepper** has/have caused this instrument to be executed, this the 5 day of 10, 2016.

X Terry Knepper

Terry Knepper

STATE OF Colorado
COUNTY OF Custer

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Terry Knepper**, 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.

This the 10th day of May, 2016

My commission ~~Expires~~

SUZANNE E. CRIDER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984012442
MY COMMISSION EXPIRES APRIL 11, 2020

NOTARY PUBLIC

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 17 day of May, 2016

Notary's Signature

My Commission Expires: 8-25-18

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY