WARRANTY DEED

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2016

Jessica L Tolley
Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mynor Perez	Same	183-00-0-044.00
(NAME)	(NAME)	
728 Bowfield Ct.		Davidson County DEEDWARR Recvd: 05/25/16 08:08 5 pgs Fees:28.00 Taxes:1665.00 20160525-0052260
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Rakesh Bery and Muhammad Qandil,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mynor Perez, Brenda Perez, and Alfonso J. Perez,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 497; Restrictions of record in Book 209, page 586 and Book 8330, page 595; Easement for water and sewage of record in Book 9207, page 439 and Book 9207, page 443; Easement of record in Book 8533, page 707; Easement for ingress and egress of record in Book 10689, page 902; Reciprocal Easement for Maintenance and Use Restrictions Agreement of record in Book 8223, page 934; Book 8360, page 633 and Book 9030, page 693; Sell Off Deed of record in Book 8750, page 592, re-recorded in Book 9080, page 454; Right of way of Old Hickory Boulevard; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 13020 Old Hickory Blvd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 18th day of May, 2016.

Rakesh Bery

Muhammad Qandil

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Rakesh Bery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of May, 2016.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

State of RI
County of Providence

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Muhammed Qandil, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Providence, RI, this 17th day of May, 2016.

Notary Public
My Commission Expires: _____

JUNIO R. ORTEGA
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES MAR. 16, 2020

File No.: 23020

EXHIBIT A

A parcel of land in Davidson County, Tennessee, and being more particularly described as follows:

Lot 1 and Lot 2 on The Resubdivision of Lot 3 of the Resubdivision of Lot 2 Milmarnet Subdivision as shown on plat of record in Book 7900, page 497, revising Book 4300, page 118, Register's Office of Davidson County, Tennessee.

LESS AND EXCEPT the following described properties:

Tract 1:

Parcel 1 - Beginning at the point of the intersection of the existing northeast margin of I-24 and the south boundary of the Rose Management Partnership property; thence with said boundary north 10 degrees, 58 minutes, 49 seconds east 40.43 feet to a point; thence with the proposed northwest margin of said road south 40 degrees, 37 minutes, 56 seconds east 89.62 feet to a point, said point being 28.55 feet right of the I-24 Ramp "H" proposed centerline station 2+45.67; thence with the existing north margin of said road westerly 45 feet, more or less to a point, said point being 150.20 feet left of the I-24 proposed centerline station 586+64.95; thence with said existing northwest margin northwesterly 32 feet, more or less to the point of beginning.

Parcel 2 - Beginning at the point of intersection of the existing north margin of I-24 and the existing west margin of S.R. 171, said point of intersection being 91.63 feet right of S.R. 171 proposed centerline station 27+95.37; thence with said existing north margin westerly 28 feet, more or less to a point; thence with the proposed north margin of I-24 north 62 degrees, 02 minutes, 29 seconds east 47.11 feet to a point; thence with said existing west margin southerly 28 feet, more or less to the point of beginning.

Parcels 1 and 2 combined contain 2,266 square feet and are part of the same property conveyed by Treetop Enterprises, Inc. to Harris & Ezell Equipment Company as of record in Book 8533, page 707, Register's Office of Davidson County, Tennessee. Said parcels were conveyed to the State of Tennessee in Book 10689, page 902, said Register's Office.

Tract 2:

Being that certain parcel of land situated in the 31st Councilmanic District of Davidson County, Tennessee. Said parcel of land being described as follows:

Commencing at a point in the northerly right-of-way margin of Interstate 24 and its intersection with the westerly right-of-way of Old Hickory Blvd., thence with the northerly margin of Interstate 24, north 84 degrees, 47 minutes, 17 seconds west a distance of 141.44 feet to the point of beginning; Thence leaving said right-of-way margin north 41 degrees, 54 minutes, 29 seconds west a distance of 32.68 feet to a point; thence north 10 degrees, 58 minutes, 59 seconds east a distance of 273.65 feet to a point; thence south 83 degrees, 5 minutes, 3 seconds east a distance of 200.01 feet to a point located in the westerly right-of-way margin of Old Hickory Blvd.; thence with said right-of-way margin, south 11 degrees, 13 minutes, 0 seconds west a distance of 115.32 feet to a point; thence leaving said right-of-way margin, north 83 degrees, 5 minutes, 3 seconds west a distance of 40.35 feet to a point; thence south 6 degrees, 54 minutes, 57 seconds west a distance of 15.0 feet to a point; thence north 83 degrees, 5 minutes, 3 seconds west a distance of 84.0 feet to a point; thence north 6 degrees, 54 minutes, 57 seconds east a distance of 15.0 feet to a point; thence north 83 degrees, 5 minutes, 3 seconds west a distance of 70.17 feet to a point; thence south 10 degrees, 58 minutes, 39 seconds west a distance of 156.23 feet to a point; thence south 41 degrees, 54 minutes, 29 seconds east a distance of 25.19 feet to a point; thence north 48 degrees, 5 minutes, 31 seconds east a distance of 27.0 feet to a point; thence south 41 degrees, 54 minutes, 29 seconds east a distance of 5.0 feet to a point; thence south 48 degrees, 5 minutes, 31 seconds west a

distance of 32.0 feet to a point; thence south 41 degrees, 54 minutes, 29 seconds east a distance of 5.0 feet to a point; thence south 48 degrees, 5 minutes, 31 seconds west a distance of 32.0 feet to the point of beginning and containing 0.58 acres, more or less.

Tract 2 was conveyed to Wehon Investments, a Tennessee general partnership, in Book 8750, page 592, rerecorded in Book 980, page 454, said Register's Office.

Being the same property conveyed to Rakesh Bery and Muhammed Qandil by Special Warranty Deed dated 11/25/2009 and filed for record on 12/14/2009 in Instrument 20091214-0113752, of the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, John Parker, 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 Rutherford

Personally appeared before me, J.D. Kious, a notary public for this county and state, John Parker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/2/18

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY