Boy 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056559 DEEDWARR
Recvd: 07/01/16 14:04 2 pgs
Fees:13.00 Taxes:832.50
20160701-0067878

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Affiant

Subscribed and sworn to me on June 30, 2016.

NOTARY PUBLIC

My Commission Expires:

PATRICK H. POOLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29432SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
MMA, LLC 405 35th Ave. North Nashville, TN 37209	OWNER 5000 Meridian Blvd STE 700 FRANKLIN, TN 37067	092-09-0-256.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Abd Elmonen Elmalah, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto MMA, LLC, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 110, as shown on the map entitled W.R. Wilson Tract, of record in Plat Book 332, Page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ABD ELMONEN ELMALAH, in Instrument No. 20040817-0099211, by deed from RICK JONES AND LEM DALE JONES D/B/A JONES PARTNERS, of record in Instrument No. 20040817-0099211, dated July 11, 2004, said Register's Office.

Subject property is not now nor has it ever been the primary residence of the Grantor herein.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record in Plat Book 332, Page 161, said Register's Office.

This property is also known as unimproved property located at 405 35th Avenue North, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 30th day of June, 2016.

Abdelmonen ELMALAH

Abd Elmonen Elmalah BY
By: Tarek Mahmaud Elmalah,
Attorney In Fact AIF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tarek Mahmaud Elmalah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Abd Elmonen Elmalah, as his Attorney in Fact, as the free act and deed of the within named Abd Elmonen Elmalah.

Witness my hand and official seal this 30th day of June 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE