BILL GARRETT, Davidson County
Trans:T20160058281 DEEDWARR
Recvd: 07/08/16 11:02 3 pgs
Fees:18.00 Taxes:1054.50

20160708-0070029

268

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Adel Ali Hauter etal	{ New Owners	}12001014400 }
{1086 Sunset Road	{	} }
{Brentwood, TN 37027	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		}

WARRANTY D E E D

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Byung Rock Woo, a married person (hereinafter referred to as "Grantor"), has bargained and sold and by these presents do hereby sell, bargain, and convey to Adel Ali Hauter, a married person and Naser Ali Hauter, a married person (hereafter referred to as the "Grantees"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

See attached Exhibit A for legal description.

Being the same property conveyed to Byung Rock Woo by Special Warranty Deed from S & A Properties Corp., a Delaware corporation of record in Instrument Number 20020409-0043744, Register's Office for Davidson County, Tennessee, dated March 20, 2002 and recorded on April 9, 2002.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved real property commonly known as 1183 Murfreesboro Road, Nashville, Tennessee 37217.

This conveyance is subject to the following:
1. Taxes for the year 2016 for Davidson County, Tennessee, a lien not yet due and payable.
2. Subject to all matters contained in Plat Book 4300, page 51, said Register's Office for Davidson County, Tennessee.
3. Agreements of record as shown in Book 4991, page 943, Book 4991, page 963, and Book 5138, page 160, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $285,000.00.
(
(Affiant
(Subscribed and sworn to before me.
(this 7th day of July, 2016.
(
(Notary Public
(My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is do further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of July, 2016.

Byung Rock Woo

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Byung Rock Woo, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 7th day of July, 2016.

My Commission Expires:_____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

EXHIBIT A

Being Lot No 1., on the plan of Glengarry Park, Commercial Development, Section III, as of record in Book 4300, Page 9, as revised in Book 4300, Page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin corner, with 6 NCS Realty Company in the South Right-of-Way line of Murfreesboro Pike, said point being 210 feet west of the center lane of Glengarry Drive; thence with 6 NCS Realty Company, South 41 deg. 11 min. 00 sec. West 200.00 feet to an iron pin corner, with consolidated capital properties III; thence with consolidated capital properties III, South 41 deg. 14 min. 00 sec. West 43.90 feet to an iron pin corner; thence North 48 deg. 56 min. 00 sec. West 149.97 feet to an iron pin corner, with the 3rd national bank, Trustee north 41 deg. 11 min. 00 sec. East 226.20 feet to an iron pin in the South Right-of-Way line of Murfreesboro Pike; Thence with the South Right-of-Way line, Murfreesboro Pike the following bearings and distances; thence South 45 deg. 49 min. 00 sec. East 24.80 feet to an iron pin; thence North 86 deg. 11 min. 00 sec. East 25.48 feet to an iron pin; thence South 48 deg. 49 min. 00 sec. East 107.20 feet to the point of beginning.