BILL GARRETT, Davidson County
Trans:T20160065315 DEEDWARRSP
Recvd: 07/29/16 10:35 7 pgs
Fees:38.00 Taxes:4678.65
20160729-0078298

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
MALSAL, LLC Attn: Malak K. Salama 3725 Lipton Place Antioch, TN 37013	New Owner	149-00-0-169.00 149-00-0-170.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RAKESH BERY** and **MUHAMMAD QANDIL**, individuals (collectively, "Grantor") does hereby transfer and convey unto **MALSAL, LLC,** a Tennessee limited liability company ("Grantee"), Grantee's successors and assigns, forever, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (collectively, the "Land").

This is improved property known as [i] 2737 Murfreesboro Pike, Nashville, Davidson County, Tennessee 37013; and [ii] 2739 Murfreesboro Pike, Nashville, Tennessee 37013. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively, the "Property") unto the said Grantee, and Grantee's successors and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in **Exhibit B**, which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2016 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 28th day of July, 2016.

GRANTOR:

Rakesh Bery

Muhammad Qandil

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Rakesh Bery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 28th day of July, 2016.

Andrea P Perry

Notary Public

ANDREA P PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

My Commission Expires: 1/6/2020

***

STATE OF ~~TENNESSEE~~ RI

COUNTY OF ~~DAVIDSON~~ Providence

Before me, a Notary Public of the state and county mentioned, personally appeared Muhammad Qandil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Providence RI, ~~Tennessee~~ this _____ day of July, 2016.

Notary Public

JUNIO R ORTEGA
NOTARY PUBLIC
STATE OF RHODE ISLAND

My Commission Expires: 3/16/2020

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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the Property is $1,264,500.00

MAK SAHAA
AFFIANT

Subscribed and sworn to before me, this 28th day of July, 2016.

Andrea P. Perry
Notary Public

My Commission Expires:
1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

EXHIBIT A
LEGAL DESCRIPTION

2737 Murfreesboro Pike, Nashville, Tennessee 37013

Land lying and being in Davidson County, Tennessee, being Lot No. 4 on the plan of Revision One Priest Lake Investments of record in Book 9700, page 512, Register's Office for Davidson County, Tennessee (R.O.D.C.). As described according to a survey prepared by Christie A. Jenkins, Jenkins and Jenkins Land Surveying, RLS No. 1719, dated April 22, 2003, as follows:

Beginning at an iron rod and being a common corner with the Conrad property as of record in Deed Book 7446, page 317, R.O.D.C. and being on the southern right of way of Murfreesboro Pike;

Thence with said right of way North 47° 57' 28" West, a distance of 63.59 feet to an iron rod and being a common corner with the Creager property as of record in Deed Book 9517, page 440, R.O.D.C.;

Thence with the Creager property, South 50° 50' 51" West, a distance of 241.03 feet to an iron rod;

Thence South 50° 15' 39" West, a distance of 165.57 feet to an iron rod being on the SUSA, TN northern property line as of record as Instrument No. 20000110-0002857, R.O.D.C.;

Thence with the SUSA, Tn property South 39° 09' 16" East, a distance of 148.03 feet to an iron rod;

Thence North 54° 10' 31" East, a distance of 241.7 feet to a concrete monument and being a common corner with the Mark A. Elmore, Jr., Trustee property as of record in Deed Book 7728, page 482, R.O.D.C.;

Thence with the Elmore Trustee property, North 53° 25' 11" East, a distance of 166.39 feet to an iron rod;

Thence North 51° 42' 14" East, a distance of 95.22 feet to a P.K. Nail in asphalt and being a common corner with the Conrad Property;

Thence with the Conrad Property, North 48° 20' 56" West, a distance of 100.00 feet to an iron rod;

Thence, North 51° 26' 59" East, a distance of 146.73 feet to the point of beginning.

Being the same property conveyed to RAKESH BERY AND MUHAMMAD QANDIL, by deed from U.S. BANK, N.A. of record as Instrument No. 20070306-0027857, dated March 2, 2007, said Register's Office.

2739 Murfreesboro Pike, Nashville, Tennessee 37013

Beginning at a point in the center line of Murfreesboro Road, as now widened, being a corner of the property conveyed to Lillie M. Sanford by deed of record in Book 1109, page 123, Register's Office for said County, said point being South 49 1/2° East 65 feet from the southeast corner of a 2 acre tract conveyed by A.P. Kirk and wife, J.A. Wright and wife, by deed of record in Book 305, page 73, Register's Office for said County, and subsequently conveyed to Horton E. Mayo by deed of record in Book 1025, page 577, Register's Office for said County, thence with the center line of said Pike, South 49

1/2° East, 100 feet to a point called for in deed as being the Northerly margin of Glenn Avenue, and being the Northwest corner of the property conveyed to R.C. Burnette by deed of record in Book 110, page 614, Register's Office for said County, thence with said Avenue called for in deeds, southwesterly 200 feet to a corner of the Sanford property, thence Northwesterly along Sanford's line, 100 feet to an inner corner of the Sanford property and continuing with Sanford's line, northeasterly 200 feet to the point of beginning.

INCLUDING THE ABOVE LEGAL DESCRIPTION BUT EXCLUDED THEREFROM is that portion conveyed to the State of Tennessee of record in Book 10179, page 968, described as follows:

Beginning at a point on the southwest existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between Priest Lake Storage and Conard with the southwest existing margin of Murfreesboro Road; thence with said existing margin of Murfreesboro Road southeasterly 100 feet more or less to the intersection with the common property line of U-Wash Auto Systems Inc., and Conard; thence with said property line South 57° 35' 28" West, 6.82 feet to the point of intersection with the southwest proposed margin of State Project No. 19021-2230-54' thence with said proposed margin north 41° 54' 46" West, 99.26 feet to Priest Lake Storage Southeast property line; thence with said property line North 53° 34' 14" East, 8.38 feet to the point of beginning, containing 699.5 square feet.

Being the same property conveyed to MUHAMMAD QANDIL AND RAKESH BERY, by deed from D. JOE CONARD AND WIFE, FRANCS L. CONARD of record as Instrument No. 20070206-0015686, dated February 2, 2007, said Register's Office.

EXHIBIT B
PERMITTED EXCEPTIONS

2737 Murfreesboro Pike, Nashville, Tennessee 37013

1. Real Estate Taxes for the year 2016 and subsequent years.

2. Easement of record in Book 10179, page 968, said Register's Office.

3. Memorandum of Lease Agreement of record as Instrument No. 20021002-0119583, said Register's Office.

2739 Murfreesboro Pike, Nashville, Tennessee 37013

1. Real Estate Taxes for the year 2016 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 9700, page 412, said Register's Office.

3. Storm Water Detention Agreement of record in Book 6949, page 703, said Register's Office.

4. Easement of record in the Deeds of record in Book 7593, page 472 and Book 10353, page 277, said Register's Office.

5. Storm Water Detention Agreement of record in Book 10635, page 966 and Book 10499, page 139, said Register's Office.

6. Easement Agreement of record in Book 10636, page 966 and Book 10499, page 138, said Register's Office.

7. Memorandum of Lease of record in Book 10410, page 646, amended in Book 10499, page 131, amended as Instrument No. 20010605-0058434, 20071005-0118763, 20131211-0125523 and 20140123-0006553, said Register's Office.

8. Declaration of Restrictive Covenant of record in Book 9595, page 854, said Register's Office.