Return to:
Advantage Title And Escrow, Inc.
3325 Aspen Grove Dr., Ste 104
Franklin, TN 37067
Fk # 11182

NEW OWNER:

Ali Ebadah
~~911 Cahal Avenue~~ 1041 Brittany Park Dr.
~~Nashville, TN 37206~~ Antioch, TN. 37013

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-0721

Map 072, Group 09-0, Parcel 350.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans: T20160070077 DEEDWARR
Recvd: 08/12/16 10:58 3 pgs
Fees: 18.00 Taxes: 555.00
20160812-0084169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **ALI EBADAH** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 113, the westerly 20 feet of Lot No. 112, and the southeast part of Lot No. 114, on the Map of Irvington, as of record in Plat Book 843, Page 60, Register's Office for said County, Tennessee, described as follows: To Wit:

Beginning at a point in the North Margin of West Cahal Avenue, as the corner of Lots Nos. 114, and 115; thence with said line, northerly 25 feet to the centerline of a gully; thence with said fully in a northeasterly direction to where the same crosses the line of Lots Nos. 113 and 114, said point being 91.61 feet north of the northmargin of West Cahal Avenue; thence northerly with the line between Lots Nos. 113 and 114, 72 feet to a point; thence easterly 80 feet to a point, which is 20 feet east of the corner of Lots Nos. 92 and 93; thence southerly 163.83 feet to the north margin of

West Cahal Avenue; thence with the margin of the same, westerly 140 feet to the point of beginning.

BEING the same property conveyed to 508 Investors, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Metropolitan Office for Development, LLC, dated June 9, 2016, and of record in Instrument No. 20160614-0060064, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 911 Cahal Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 9 day of **August, 2016**.

508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

James Betts, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **James Betts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is **an Authorized Agent** of, **508 Investors, LLC** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 9 day of **August, 2016**.

_____ NOTARY PUBLIC

My commission expires:

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

COMMISSION EXPIRES:
JANUARY 24, 2017

****

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00 .

AFFIANT

Sworn to and subscribed to before me this 9 day of **August, 2016**.

NOTARY PUBLIC

My commission expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017