BILL GARRETT, Davidson County
Trans:T20160073235 DEEDWARR
Recvd: 08/22/16 15:27 3 pgs
Fees:18.00 Taxes:564.25
20160822-0087773

Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 15202

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Music City Electrical Engineering, LLC 820 5th Street Nashville, TN 37206-3855	New Owner	09308000700
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

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 all of which are hereby acknowledged, Alazab Company, a Tennessee general partnership (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Music City Electrical Engineering, LLC, a Tennessee limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots No. 65 and 66 on the Plan of J.R. Love's Subdivision of Lots No. 16 and 17 or D. B. Cooper's Addition as of record in Book 161, Page 162, Register's Office for Davidson County, Tennessee, described as follow:

Beginning at the northwest corner of the intersection of South Fifth Street and Crutcher Street; thence with the northerly margin of said Crutcher Street, westwardly 90 feet to an iron pin; thence northwardly and parallel with the westerly margin of South Fifth Street, 50 feet to an iron pin; thence eastwardly 91.2 feet to an iron pin in the westerly margin of South Fifth Street; the corner of said lots 65 and 66; thence with said Street, southwardly 50 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS A PORTION OF THE PREMISES ORIGINALLY CONVEYED TO L. C. FREEMAN, JR., BY DEED FROM LOUIS J. HARTMAN, WHICH HAS BEEN CONDEMNED BY THE NASHVILLE HOUSING AUTHORITY UNDER RULE NO. 63809, CIRCUIT COURT, DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

Beginning at a point, said point being the northeasterly corner of the intersection of South Fifth Street and Crutcher Street; thence along the northerly margin of Crutcher Street a distance of 10.0 feet; more or less; thence with a line in a northeasterly direction a distance of 50.0 feet, more or less, to the northerly margin of the above mentioned property; thence with this northerly margin in an easterly direction a distance of 8.8 feet, more or less, to the westerly margin of South Fifth Street; thence along this westerly margin a distance of 50.0 feet, more or less, and containing 470 square feet, more or less.

Being the same property conveyed to Alazab Company, a partnership by Warranty Deed from Clifford Eugene Brown and wife, Eva Delores Brown of record in Instrument Number 20050722-0085610, said Register's Office for Davidson county, Tennessee.

This is improved real property located at 820 South 5th Street, Nashville, Tennessee 37206.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. To all matters as shown on plat of record in Book 161, page 162, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF ~~DAVIDSON~~ Montgomery)
(
(The actual consideration or value, whichever is greater
(for this transfer is $152,500.00.
(
(
(Subscribed and sworn to before me
(this 19th day of August, 2016.
(
(My Commission Expires:

Jimmy Brooks
Affiant

C.W. Schmidt
Notary Public

C. W. SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of 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 further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 19th day of August, 2016.

Alazab Company, a Tennessee partnership

By: Rad Mk
Radhwan Alazab, partner

By: Mekdad
Mekdad A. Alazab, partner

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~} Montgomery
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Radhwan Alazab with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the partner for Alazab Company, a Tennessee partnership and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as a partner for the partnership.

WITNESS my hand and official seal at Nashville, Tennessee this 19th day of August, 2016.

My Commission Expires: 11/20/2018 Notary Public

C.W. SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE}
COUNTY OF ~~DAVIDSON~~} Montgomery
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mekdad A. Alazab with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the partner for Alazab Company, a Tennessee partnership and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as a partner for the partnership.

WITNESS my hand and official seal at Nashville, Tennessee this 19th day of August, 2016.

My Commission Expires: 11/20/2018 Notary Public

C.W. SCHMIDT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY