Box 29



STATE OF TENNESSEE 20252
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2016.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Shams Properties, LLC	Send Tax Bills To: new owner
(Name) P. O. Box 500	(Name)
(Street Address or Route Number) Smyrna, TN 37167	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

BILL GARRETT, Davidson County
Trans:T20160074796 DEEDWARR
Recvd: 08/26/16 14:02 2 pgs
Fees:13.00 Taxes:518.00
20160826-0089677

Map-Parcel Number(s): 149-00-0 011.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Mitchell Whitson, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shams Properties, LLC HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Property lying in eastern Nashville, Davidson County, Tennessee, and on the west margin of Una/Antioch Pike, and the south margin of Billingsgate Road; bounded on the north by Billingsgate Road, on the east by Una/Antioch Pike, on the south by Pepper Ridge Condominiums, Phase 9 of record in Plat Book 8250, page 322, and on the west by Pepper Ridge Condominiums, Phase 1, of record in Plat Book 6900, page 526 and being more specifically described as follows:

Beginning on an iron pin set on the west margin of Una/Antioch Pike, the southeast corner of the herein described tract and the northeast corner of the Pepper Ridge Condominiums, Phase 9; thence with the north line of Pepper Ridge, Phase 9, N 86 deg. 15 min. 50 sec. W, 194.97 feet to an iron pin in the east line of Pepper Ridge Condominiums, Phase 1, the southwest corner of the herein described tract and the northwest corner of said Phase 9; thence with the east line of Phase 1, N 10 deg. 00 min. 51 sec. E, 139.84 feet to an iron pin at the northwest corner of the herein described tract; thence S 80 deg. 08 min. 35 sec. E, 158.35 feet to an iron pin on the south margin of Billingsgate Road; thence with the south margin of Billingsgate Road, S 80 deg. 03 min. 54 sec. E, 42.60 feet to an iron pin; thence around a non tangent curve to the right, having a radius of 36.26 feet, a distance of 54.17 feet and having a chord bearing of S 13 deg. 02 min. 52 sec. E and a chord distance of 49.27 feet to an iron pin on the west margin of Una/Antioch Pike; thence with the west margin, S 29 deg. 45 min. 40 sec. W, 78.28 feet to an iron pin, the point of beginning and containing 0.623 acres, more or less, according to a survey by Galyon W. Northcutt, RLS #1529, dated January 21, 2004.

BEING the same property conveyed to Mitchell Whitson by deed from Walker Grimes, Jr. and wife, Peggy J. Grimes, filed of record in Instrument No. 20031117-0167249, Register's Office for Davidson County, Tennessee.
THIS conveyance is subject to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and rights of way of public roads and utilities.

The above described property was never used as a residence by the Grantor.

This is improved property known as 2327 Una Antioch Pike, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 his/her/their hand(s) this 23rd day of August, 2016.

WITNESS:

Seller

Mitchell Whitson

J. Blake Freeman

Kimbra Roush

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Mitchell Whitson, married, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of August, 2016.

My commission expires 3/6/2018.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for the said State and County aforesaid, the within named J. BLAKE FREEMAN and KIMBRA ROUSH, as witnesses, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 23rd day of August, 2016.

Notary Public

My Commission Expires:
3/6/18

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018