Davidson County DEEDWARR
Recvd: 09/30/16 15:30 4 pgs
Fees:23.00 Taxes:5550.00
20160930-0103544

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 790
Brentwood, TN 37027
16-1545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of September, 2016

Notary Public
Commission Expires: 7-24-2019

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hussien M. El-Titi 9705 Onyx Lane Brentwood, TN 37027	Hussien M. El-Titi 9705 Onyx Lane Brentwood, TN 37027	161-04-0-190.00

WARRANTY DEED

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,

Fariborz Akbari

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hussien M. El-Titi

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:

BEING located in the 27th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the U.S. Highway 41A, 31A (State Route 11, Nolensville Road) and Brewer Drive intersection, and being all of Lot 1 of the Subdivision of the James Ronald McFarland Property, recorded as Instrument #20141030-0100296 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing 5/8" pin monument in the westerly right-of-way of U.S. Highway 41A, 31A (State Route 11, Nolensville Road), said monument also being a southeasterly corner common to Lot 1 of Section 2 of McMurry Manor, recorded as Plat Book 4300, Page 162 in the Register's Office of Davidson County, Tennessee; Thence leaving said Lot 1 of Section 2 of McMurry Manor and continuing along with the westerly right-of-way of U.S. Highway 41A, 31A (State Route 11, Nolensville Road), with a curve turning to the left with an arc length of 270.85', with a radius of 11562.00', with a chord bearing of S 11°34'07" E, with a chord length of 270.84', to a new 1" brass disk monument, said monument being the northeasterly corner common to Lot 2 of the Subdivision of the James Ronald McFarland Property, recorded as Instrument #20141030-0100296 in the Register's Office of Davidson County, Tennessee; Thence leaving said westerly right-of-way of U.S. Highway 41A, 31A (State Route 11, Nolensville Road) and continuing along with the northerly line of Lot 2 of the Subdivision of the James Ronald McFarland Property the following three calls: S 75°11'25" W a distance of 99.69' to a new 1" brass disk; Thence N 13°50'42" W a distance of 124.02' to a new 1" brass disk; Thence S 76°09'18" W a distance of 36.84' to a new iron pin monument, said monument being a southeasterly corner common to Lot 23 of Kingswood Park recorded as Plat Book 2900, Page 70 in the Register's Office of Davidson County, Tennessee; Thence leaving said Lot 2 of the Subdivision of the James Ronald McFarland Property and continuing along with the easterly line of Lot 23 of Kingswood Park, N 10°20'11" W a distance of 190.24' to a new iron pin monument, said monument being the southerly line of Lot 1 of Section 2 of McMurry Manor; Thence leaving said Lot 23 of Kingswood Park and continuing along with the southerly line of

Lot 1 of Section 2 of McMurry Manor, S 86°47'35" E a distance of 141.87' an existing 5/8" pin monument in the westerly right-of-way of U.S. Highway 41A, 31A (State Route 11, Nolensville Road), which is the point of beginning, having an area of 36,034 square feet, 0.83 acres more or less.

Together with easements set out in Instrument No. 20141205-0111626, said Register's Office.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated November 26, 2014.

The aforedescribed property is improved commercial property and is not a principal residence.

BEING the same property conveyed to Fariborz Akbari, by Special Warranty Deed from James Ronald McFarland, a married person, dated 12/5/14 and recorded 12/5/14 in Instrument No. 20141205-0111627, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property previously conveyed to James Ronald McFarland, by Warranty Deed from Donna Gayle White, dated 11/22/13 and recorded 11/25/13 in Instrument No. 20131125-0120756, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) Subject to all matters as set forth per Plat Instrument No. 2014103-0100296, in the Registers office for Davidson County, Tennessee. Subject to Cross Access easement of record in Instrument No. 20141205-0111626, in the Register's Office of said County; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5207 Nolensville Pike, Lot #1, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2016.

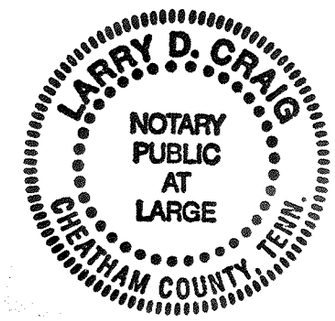
X _____

Fariborz Akbari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fariborz Akbari** 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 30th day of September, 2016.



(Notary Seal)

_____
Notary Public
My Commission Expires: 7-24-2019

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY