This Instrument Prepared By:
Miller & Martin PLLC
1180 West Peachtree Street NW
Suite 2100
Atlanta, Georgia 30309
Attention: Luther C. Curtis, Esq.

BILL GARRETT, Davidson County
Trans:T20160086385 DEEDWARR
Recvd: 09/30/16 15:54 8 pgs
Fees:42.00 Taxes:0.00
20160930-0103590

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
Claire Srouji Davis and John Suheil Srouji, Trustees 1225 Limerick Lane Franklin, TN 37067	**Claire Srouji Davis and John Suheil Srouji, Trustees 1225 Limerick Lane Franklin, TN 37067**	**131010d02500CO**

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **S. H. SROUJI** (herein "Grantor"), does hereby bargain, sell, transfer and convey unto **CLAIRE SROUJI DAVIS and JOHN SUHEIL SROUJI, AS TRUSTEES OF THE SUHEIL H. SROUJI TRUST, DATED JUNE 23, 2016** (herein "Grantees") the properties described on **Exhibit "A"** attached hereto and made a part hereof, subject to all easements, restrictions and other matters of record.

TO HAVE AND TO HOLD the same unto Grantees, their heirs and assigns, forever in fee simple.

Grantor covenants that he is lawfully seized and possessed of the real estate; that he has full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered except as provided herein; and that he will forever warrant and defend the same against the lawful claims of all persons whomsoever.

NOTARY PUBLIC
ANGELA M BASS
DAVIDSON COUNTY, GEORGIA

NOTARY PUBLIC
Davidson County, Georgia

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 17 day of August, 2016.

J. L. Srouji POA for Suheil H. Srouji
S. H. SROUJI

STATE OF Georgia)
COUNTY OF Cobb)

Before me, Cheryle G. Jackson, a Notary Public in and for the state and county aforesaid, personally appeared **S. H. SROUJI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

John Srouji, POA for

WITNESS my hand, at office, this 17th day of August, 2016.

Cheryle G. Jackson
Notary Public
My Commission Expires: May 3, 2020

OFFICIAL SEAL
CHERYLE G. JACKSON
Notary Public, Georgia
COBB COUNTY
My Commission Expires
MAY 3, 2020

STATE OF Georgia)
COUNTY OF Fulton)

I, S. H. SROUJI, hereby swear or affirm that, to the best of my knowledge, information and belief, this transaction is exempt from transfer tax pursuant to 67-4-409(F). Conveyance to a revocable living trust.

J. L. Srouji POA for Suheil H. Srouji
Affiant-Grantor

Subscribed and sworn to before me this 12 day of September 2016.

Angela M Boss
Notary Public
My Commission Expires:

ANGELA M BOSS
NOTARY PUBLIC
FULTON COUNTY, GEORGIA

Angela M Boss
NOTARY PUBLIC
Fulton County, GEORGIA
My Commission Expires 6-27-2017

14640199v1
28900-0001

EXHIBIT "A"

(Legal Description)

All that tract or parcel of land in Davidson County, Tennessee, being Unit No. 25 on the Plan of Georgetown Apartments, a Condominium, of record in Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided .501% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, Page 325, Et. Seq., said Register's Office. Said Unit also known as Apartment No. 4A.

Being the same property conveyed to S. H. Srouji by Quitclaim Deed from Larry L. Westbrook, Trustee, of Record in Book 5672, Page 433, said Register's Office.

DURABLE GENERAL POWER OF ATTORNEY

1. Appointment.

I, SUHEIL H. SROUJI, of Davidson County, Tennessee, hereby make, constitute and appoint my son, JOHN SUHEIL SROUJI, Atlanta, Georgia and CLAIRE SROUJI DAVIS, Nashville, Tennessee, as my true and lawful attorneys-in-fact (each my "Attorney" and collectively, my "Attorneys"). Should either of my aforesaid Attorneys be unable to serve then I appoint, in successive order, my son, JOSEPH PATRICK SROUJI and my daughter, JULIE SROUJI GANTER, as an alternate or successor Attorney, such that I always have two Attorneys serving together.

2. Powers.

My Attorneys, in my name, place, and stead, shall have full power to perform the following acts, in addition to such powers my Attorney may have at law or otherwise, and without the necessity of procuring any judicial authorization or approval thereof:

(a) Collect and receive all sums of money that are due to me by any person, corporation, or governmental agency and initiate legal proceedings to collect the same if necessary;

(b) Deposit any moneys or checks belonging or due to me and withdraw funds from any checking and savings accounts and certificates that I may have at any bank, savings and loan association, credit union, or other financial institution;

(c) Transact all my banking business at any bank or banks, make and withdraw deposits, enter lock boxes, open and close accounts, draw and endorse checks, make and give guaranties of payment or performance, and draw, make, and endorse promissory notes, drafts, bills of exchange, and any other negotiable instruments;

(d) Pay from any moneys, property, and accounts at any financial institution any indebtedness of mine, including taxes;

(e) Borrow money upon such terms and conditions as my Attorney deems proper, including the right to borrow on or surrender for its cash value any life insurance or annuity contract that I may own without the approval of the beneficiary or beneficiaries thereof;

(f) Ask, demand, sue for, collect, recover, and receive all sums of money, debts, dues, accounts, interest, dividends, annuities, merchandise, and demands, whatsoever, as are now, or shall hereafter become, due, owing, payable, or belonging to me, and have, use, and take all lawful ways and means in my name or otherwise for the recovery thereof, and compromise and agree for the same or otherwise discharge the same for me and in my name upon such terms and conditions as my Attorney shall think fit;

(g) Receive, accept, and acknowledge on my behalf any and all funds and other property of every nature to which I may be entitled as a beneficiary, legatee, or heir-at-law with respect to the estate of any decedent;

(h) Bargain or contract for, agree for, buy, sell, mortgage, encumber, hypothecate, and in any and every way and means deal in and with real property, goods, services, merchandise, commodities, bonds, stocks, securities, choses in action, and other property in possession or in action and release mortgages or other encumbrances on lands or chattels, all upon such terms and conditions as my Attorney shall think fit;

(i) Bargain for, lease, contract and agree for, purchase, sell, convey, receive, mortgage, take, and release lands and all interests therein and execute and deliver all deeds, deeds of trust, and other assurances of title upon such terms and conditions and under such covenants as my Attorney shall think fit;

(j) Execute and deliver all necessary deeds, contracts, bills of sale, leases, mortgages, and other instruments to buy, sell, lease, transfer, mortgage, pledge, release, and otherwise convey property of any kind;

(k) Transact all insurance business on my behalf, exercise incidents of ownership (except on policies owned by me on the life of the Attorney), apply for or continue policies, collect profits, file claims, make demands, enter into compromise and settlement agreements, file suits or actions, and take any other action necessary or proper in this regard; provided that no incidents of ownership shall be exercised in favor of my Attorney;

(l) Transact, conduct, and operate any business on my behalf, vote any shares of stock owned by me in any corporation or in any mutual fund, execute proxies and waivers, receive and receipt for any benefits accruing to me from the ownership of any investment or business interest, and generally do anything and everything necessary or proper for the furtherance, promotion, and protection of any interest in any business or any investment owned by me;

(m) Bring or defend an action in my name in any federal court or the courts of the State of Tennessee, or of any other state, in any litigation in which I appear or should appear as either a party plaintiff or a party defendant;

(n) Prepare, sign, and file income tax returns, both state and federal, for any year and pay the amount of tax that is due;

(o) Provide funds for my care at any hospital, nursing home, or other medical facility and with any doctor and nurse and execute any contracts, releases, and claims that may be necessary or advisable;

(p) Deliver any property, real or personal, to the trustee of any living trust that I may have created during my life, even though said trust may have been unfunded or nominally funded, that is for the benefit of me, or if no trust exists, employ any bank or trust company having combined agency and trust assets under management of at least One Hundred Million Dollars ($100,000,000.00) as managing agent, deliver any property, real or personal, to the agent, and delegate to the agent full power and authority to manage said property, disburse income and principal for the benefit of me, and exercise all other powers herein granted to my Attorney; however, this subparagraph shall in no way limit the authority of my Attorney in the event of my incapacity or disability;

(q) Sign, seal, execute, deliver, and acknowledge such instruments in writing of whatever kind or character as may be proper for me and in my name and as my act and deed;

(r) Exercise any of the powers enumerated in Tennessee Code Annotated Section 34-6-109, which powers are hereby incorporated herein by reference as fully as if set forth herein verbatim;

(s) Notwithstanding the provisions of Tennessee Code Annotated Section 34-6-108(c), my Attorneys are expressly empowered to:

(i) Make gifts, grants, or other transfers without consideration to my descendants and their spouses in annual amounts up to but not in excess of the annual gift tax exclusion then allowed under the Internal Revenue Code, provided that in the opinion of my Attorney I have adequate funds remaining for my medical care, support, and welfare and continue to make contributions to my church and other charitable organizations to which I have existing pledges or to which I have contributed in the two years preceding the date of this Durable General Power of Attorney;

(ii) Make gifts, grants, or other transfers without consideration to my descendants in amounts in excess of the annual gift tax exclusion then allowed under the Internal Revenue Code, provided that (1) my Attorney has appointed an independent certified public accountant or attorney-at-law as a "Special Agent" to review the facts and circumstances of the proposed gift, grant, or other transfer; (2) the Special Agent, after reviewing the facts and circumstances, has concurred with my Attorney's decision to make such gift, grant, or other transfer; and (3) neither my Attorney nor the Special Agent shall be liable to any descendant or beneficiary of my estate for exercising or failing to exercise its discretion to make gifts under this subparagraph (ii);

(iii) Exercise any powers of revocation, amendment, or appointment that I may have over the income or principal of any trust; provided that no such power shall be exercised by my Attorney in favor of my Attorney;

(iv) Act on my behalf in connection with any fiduciary position held by me, including the power to renounce or resign such position;

(v) Change beneficiary designations on any death benefits payable on account of my death from any life insurance policy, employee benefit plan, or individual retirement account; provided that no such change shall be effected by my Attorney in favor of my Attorney;

(vi) Change, add, or delete any right of survivorship designation on any property, real or personal, to which I hold title alone or with others; provided that this power shall not be exercised in favor of my Attorney;

(vii) Renounce or disclaim any property or interest in property or powers to which I may become entitled, whether by gift or testate or intestate succession; and

(viii) Exercise any right, or refuse, release, or abandon any right, to claim an elective share in any estate or under any will;

(t) Exercise, do, or perform any act, right, power, duty, or obligation whatsoever that I now have or may acquire the legal right, power, or capacity to exercise, do, or perform in connection with, arising out of, or relating to, any person, item, thing, transaction, business, property, real or personal, tangible or intangible, or matter whatsoever; and

(u) Perform any other acts that may be necessary or advisable, in the opinion of my Attorney, under the broad and general grant of authority given herein, even if not specified in detail above, for the benefit and protection of me and for the protection, management, sale, and transfer of my property. I grant my Attorney full power and authority to do and perform each and every act and thing whatsoever requisite, necessary, or proper to be done in the exercise of any of the rights and powers herein granted, as fully to all intents and purposes as I might or could do if personally present, with full power of substitution or revocation, hereby ratifying and confirming all that my Attorney, or a duly authorized substitute or substitutes, shall lawfully do or cause to be done by virtue of this Durable General Power of Attorney and the rights and powers herein granted.

3. **HIPAA Authority.**

My Attorneys may need access to my "protected health information" ("PHI," as defined in HIPAA, 42 U.S.C.A. § 1320d and 45 C.F.R. §§ 160 and 164) solely for the purpose of making decisions as to payments related to my health care. I intend that my Attorneys be treated as my "personal representative" (as defined in 45 C.F.R. § 164.502(g)(1)) for all purposes related to my PHI and other medical records to the extent necessary to make decisions regarding payments related to my health care, and as such personal representative my Attorneys shall (a) have access to all my "individually identifiable health information," including any PHI (as those terms are defined in the regulations under HIPAA at 45 C.F.R. § 160.103), verbal or written; (b) possess, without limitation, my right of access to inspect and obtain a copy of protected health information about me as required by HIPAA at 45 C.F.R. § 164.524; and (c) possess, without limitation, my right to an accounting of disclosures of protected health information as required by HIPAA at 45 C.F.R. § 164.528. My Attorneys' exercise of the powers under this Paragraph shall not be deemed events (x) in which treating my Attorneys as personal representative could endanger me for purposes of 45 C.F.R. § 164.502(g)(5)(i)(B) or (y) in which it is not in my best interest for my Attorneys to be treated as my personal representative for purposes of 45 C.F.R. § 164.502(g)(5)(ii). This authority applies to any information governed by HIPAA and may not be revoked except by revocation of this document as provided herein, which revocation may not be made by an extrinsic document unless such document specifically refers to this power.

4. **Revocation.**

By executing this Durable General Power of Attorney, I hereby revoke all general or limited powers of attorney for purposes other than health care that I may have previously executed. I may revoke this Durable General Power of Attorney at any time by written instrument delivered to my Attorneys, provided that there is attached thereto a certificate from either my regular physician or my attending physician stating that it is his or her professional opinion that I am capable of managing my personal and business affairs.

5. **Durability.**

I am fully competent and sui juris at this time, and I declare that it is my intention and direction that this Durable General Power of Attorney shall not be revoked by operation of law if I subsequently suffer a mental or physical debility. No person dealing with my Attorneys shall be required to question the acts and authority of my Attorneys unless such person has actual knowledge that I have revoked this Durable General Power of Attorney. Any person may rely on a photocopy of this instrument that is certified as being in effect by my Attorney.

6. **Nomination of Conservator.**

I hereby nominate and appoint my son, JOHN SUHEIL SROUJI, Atlanta, Georgia and CLAIRE SROUJI DAVIS, Nashville, Tennessee, as conservators and as guardians of my person and

my estate if protective proceedings for my person or estate are hereafter commenced. Should either JOHN SUHEIL SROUJI or CLAIRE SROUJI DAVIS, be unable to serve, then I appoint, in successive order, my son, JOSEPH PATRICK SROUJI and my daughter, JULIE SROUJI GANTER, as an alternate or successor conservator and as guardian of my person and my estate such that I always have two conservators and guardians serving together if protective proceedings for my person or estate are hereafter commenced. No bond shall be required of any my said children for the faithful performance of their duties.

WITNESS MY HAND, this the 23rd day of June, 2016.

SUHEIL H. SROUJI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Katelyn Thrash, Notary Public in and for said County and State, SUHEIL H. SROUJI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, this the 23 day of June, 2016.

NOTARY PUBLIC

My Commission Expires:
May 6, 2019

MARY KATELYN THRASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 6, 2019