BILL GARRETT, Davidson County
Trans:T20160093129 DEEDWARR
Recvd: 10/21/16 10:37 3 pgs
Fees:18.00 Taxes:3922.00
20161021-0111389

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel No.:
Ashraf Habib 3056 Dickerson Pike Nashville, TN 37207	New Owner	060-08-0-009.00

GENERAL 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 which are hereby acknowledged, **SEMERE D. WOLDU,** an unmarried man ("Grantor") does hereby transfer and convey unto **ASHRAF HABIB**, a married man ("Grantee"), Grantee's heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 3056 Dickerson Pike, Nashville, Davidson County, Tennessee 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2016 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

WITNESS this the 20th day of October, 2016.

GRANTOR:

Semere D. Woldu

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county mentioned, personally appeared Semere D. Woldu, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 20th day of October, 2016.

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: 07-24-19

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the Property is $1,060,000.00.

Ashraf Habib

AFFIANT

Subscribed and sworn to before me, this 20th day of October, 2016.

BETH M. WOODARD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Notary Public

My Commission Expires: 07-24-19

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part 61 of No. 2 in the unrecorded Subdivision of Dr. F.H. Chester's Farm on Dickerson Pike and Ewing Lane, and described more particularly as follows:

Beginning at the southwest corner of the intersection of Dickerson Road and Ewing Lane, said point designated by a railroad spike, and proceeding thence along the southerly margin of Ewing Lane N 80 deg. W 141.5 feet to a point; thence leaving the right-of-way of the said Ewing Lane S 4 deg. 19 min. W 156.38 feet to a point; thence S 80 deg. E 141.5 feet to a point in the westerly margin of Dickerson Road; thence along the westerly margin of Dickerson Road N 4 deg. 19 min. E 156.38 feet to the point of beginning, said tract containing 0.51 acres, more or less.

Being the same property conveyed to Semere D. Woldu, by deed, of record as Instrument Number: 20130621-0063659, Register's Office for Davidson County, Tennessee.