BILL GARRETT, Davidson County
Trans:T20160096723 DEEDWARRSP
Recvd: 11/01/16 16:28 5 pgs
Fees:28.00 Taxes:388.50
20161101-0115606

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.:
Mamdouh Rezk 1905 Meridian Street Nashville, TN 37207	New Owner	071-07-0-190.00

SPECIAL 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, **JDD PROPERTIES, LLC,** a Tennessee limited liability company ("Grantor") does hereby transfer and convey unto **MAMDOUH REZK,** 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** (collectively, the "Land").

This is improved property known as 1905 Meridian Street, Nashville, 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, the "Property") unto the said Grantee, and Grantee's successors and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in **Exhibit B**, which is attached hereto and incorporated herein by reference, 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 successors 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 claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 31st day of October, 2016.

GRANTOR:

JDD PROPERTIES, LLC

By: _____
Ashonti Davis, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Ashonti Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member of JDD Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained as Managing Member of the Company.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of October, 2016.

Notary Public

My Commission Expires: 1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the Property is $105,000.00

AFFIANT

Subscribed and sworn to before me, this 31st day of October, 2016.

Notary Public

My Commission Expires:
1/6/2020

ANDREA P PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2020

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the northerly part of Lot No. 1 on the Map of Trinity Heights, of record in Book 332, page 4, Registers Office for said County.

Said part of Lot No. 1 fronts 77 feet on the southerly side of Trinity Lane and extends back 93 feet on the easterly line and 95 feet on the westerly line with the easterly margin of Meridian Street to the northerly line of the property conveyed to Harry L. Denson, Jr. and wife, from B.C. Webb and wife, of record in Book 2452, page 130, said Registers Office, measuring 80 feet, more or less, thereon.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 8493, PAGE 630, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Being a portion of the same property conveyed to JDD PROPERTIES, LLC, by deed of record in Instrument No. 20151207-0122916, Register's Office of Davidson County, Tennessee.

This is improved property known as 1905 Meridian Street, Nashville, Tennessee 37207

EXHIBIT B
PERMITTED EXCEPTIONS

1. Real Estate Taxes for the year 2016, a lien now due and payable.

2. Matters shown on the Plan of record in Book 332, page 4, said Register's Office.