This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# Q99

ADDRESS NEW OWNER:
Abdul Altimimi
3520 Colony Pt W
Nashville, TN 37217

SEND TAX BILL TO:
Owner

MORTGAGEE:
Reliant Bank
1736 Carothers Parkway, Suite 100
Brentwood, Tennessee 37027

MAP **13315007500**
GROUP
PARCEL

Davidson County DEEDWARR
Recvd: 11/09/16 11:27 4 pgs
Fees:23.00 Taxes:4995.00
20161109-0118557

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nader Karshenas** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Abdul Altimimi**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel 1:

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, and in the City of Nashville, Tennessee, described according to a survey made by Barge, Waggoner & Sumner, Engineers, February 2, 1962, as follows:

Beginning at a corner marker in the northeasterly margin of Nolensville Road at the south corner of the property conveyed to W.L. Bainbridge Company by deed from William James Potts, et al, Trustees, as of record in Book 3181, page 474, Register's Office for said County, corner marker also lying at the intersection of the northeasterly margin of Nolensville Road and the southeasterly margin of a proposed street; thence with the southeasterly margin of said proposed street North 44 degrees 20 minutes East 100 feet to a corner marker at the beginning of a curve; thence around a slight curve to the right, having a radius of 335 feet, northeasterly 60.22 feet to a corner marker at E.P. Wilson & Sons corner; thence with E.P. Wilson & Son's lines as follows: South 45 degrees 40 minutes East 150 feet to a corner marker, and South 46 degrees 16 minutes West 160 feet to a corner marker in the northeasterly margin of Nolensville Road; thence with the northeasterly margin of Nolensville Road northwesterly 150 feet to the beginning, containing 0.56 acres, more or less.

There is included in the above legal description but excluded herefrom, that portion thereof acquired by the State of Tennessee for the use and benefit of the Department of Highways as a permanent right-of-way easement for a public highway, said excepted portion being more particularly described as follows:

Beginning at a point in the present East right-of-way line of State Route #11 and on the present south margin of Elysian Fields Road, and runs with said margin North 48 deg. 56.5 minutes East, 14 feet to a point; thence with a curve to the left having a radius of 31 feet an arc distance of 15 feet to a point in the present East right-of-way line of State Route #11; thence with said right-of-way line North 41 deg. 14 minutes 30 seconds West 7 feet to the point of beginning, containing 40 square feet, more or less.

Being the same property conveyed to Nader Karshenas by deed from Mildred G. McFarland dated September 26, 2005, of record in Instrument No. 20050927-0116143, Register's Office for Davidson County, Tennessee.

Parcel 2:

A certain tract or parcel of land in the 6th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin on the southeasterly side of Elysian Fields Road, said iron pin being 160.22 ft from the northeasterly margin of Nolensville Road; thence with the said margin of Elysian Fields Road, north eastwardly 60.22 ft. to an iron pin; thence south 45 deg. 40 min East 135 ft. to an iron pin; thence south 46 deg. 16 min west 60 ft. to an iron pin; thence south 45 deg. 40 min west 150 ft. to the point of beginning containing 6,550 sq. ft. according to a survey by Hickerson and Hickerson Engineers, Job No. 26-64, dated January 29, 1964.

Being the same property conveyed to Nader Karshenas by deed from Ehsan Alnimri dated March 31, 2008, of record in Instrument No. 20080407-0034814, Register's Office for Davidson County, Tennessee.

This is improved property known as 3910 Nolensville Pike, Nashville, Tennessee 37211 and improved property known as 367 Elysian Fields Road, Nashville, Tennessee 37211 (respectively). Possession is to be given on November 8, 2016.

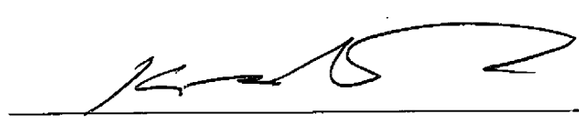
THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 8th day of November, 2016.



Nader Karshenas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nader Karshenas**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of November, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $1,350,000.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of November, 2016.

NOTARY PUBLIC

JOHN M. LEE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON My Commission Expires August 21, 2018

My Commission Expires: 8-21-18

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 2.4.20