WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Shaar Forero Properties, Inc.,	same	10504024600
(NAME)	(NAME)	
4313 Belle Mina Lane		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/09/16 16:00 3 pgs
Fees:18.00 Taxes:4255.00
20161109-0118861

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Akbar Arab and Alan Umstead, as tenants in common, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shaar Forero Properties, Inc.a Tennessee Corporation, ITS SUCCESSORS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 8, 9, 10, 11, 12, 13, AND 14 AND A 12 FOOT ALLEY LYING EAST OF LOTS 8, 9, 10, AND 11 AND WEST OF LOT 12 AND A 20 FOOT ALLEY LYING NORTH OF LOTS 12, 13 AND 14 AND SOUTH OF LOT NO. 7, NOW CLOSED BY CITY ORDINANCE OF THE CITY NASHVILLE IN TITLE BILL NO. 55-485, ON THE PLAN OF GEORGE SHIELDS' SUBDIVISION OF THE CHILTON LANDS, OF RECORD IN BOOK 57, PAGE 110, SAID REGISTER'S OFFICE, AND PARTLY DESCRIBED BY AN UNRECORDED SURVEY BY RAGAN-SMITH AND ASSOCIATES, INC., DATED FEBRUARY 25, 1975, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRIMBLE STREET AND FAIRFIELD AVENUE; THENCE WITH THE EASTERLY MARGIN OF THE SAID FAIRFIELD AVENUE NORTH 12°00' EAST 207 FEET TO THE SOUTHWEST CORNER OF SAID LOT NO. 7; THENCE WITH THE SOUTHERLY 158 FEET, MORE OR LESS TO THE NORTHERLY MARGIN OF TRIMBLE STREET; THENCE WITH SAID MARGIN, NORTH 87°30' W, 313.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALAN UMSTEAD AND AKBAR ARAB, AS TENANTS IN COMMON, BY WARRANTY DEED FROM LEE B. BURBANK AND JUDY W. BURBANK MARRIED, DATED APRIL 20, 2005, OF RECORD IN INSTRUMENT NO. 20050420-0043960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 74 TRIMBLE ST., NASHVILLE, TENNESSEE 37210.

This conveyance is subject to 1) all restrictions of record; 2) all easements of record; 3) All visible easements; 4) All matters appearing on the plan of record; 5) All applicable government and zoning regulations

This is: Improved property, known as 74 Trimble Nashville TN 37210

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders Witness our hands 10/25/16.

Akbar Arab

Alan Umstead

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Akbar Arab Alan Umstead with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/25/16.

Notary Public

My Commission Expires: 9-10-18

JOANNA A. BELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn 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
Notary Seal (if on paper)

JOHN A. BELL JR. DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018