SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

M-MP-16-1623-T

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE AND ESCROW, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Muhammed Aljohani	**New Owner**	
(NAME)	(NAME)	
2240 Westwood Drive		**094-02-0-006.00**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Paul Pryor, Amber Pryor and Brittany Pryor,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Muhammed Aljohani, an unmarried man,** hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobbie Jewell Rucker, unmarried, by Quitclaim Deed from Donald Martin Rucker, unmarried and Deborah R.N. Pryor (aka Deborah Rucker Nash Pryor) et vir, Paul W. Pryor of record in Book 10430, page 806, Register's Office for Davidson County, Tennessee, dated April 25, 1997 and recorded on April 26, 1997. The said Bobbie Jewell Rucker having since died July 9, 2001, leaving the said Paul Pryor, Amber Pryor and Brittany Pryor as her heirs at law as evidenced by the Affidavits of Heirship of record in Instrument No. 20161212-0129713, Instrument No. 20161212-0129714 and Instrument No. 20161212-0129715, Register's Office for Davidson County, Tennessee being recorded simultaneously herewith.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1623 Long Avenue, Nashville, Tennessee 37206**

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

BILL GARRETT, Davidson County
Trans:T20160108712 DEEDWARRSP
Recvd: 12/12/16 09:44 2 pgs
Fees:13.00 Taxes:795.50
20161212-0129716

Witness our hands this the 8th day of December, 2016.

Paul Pryor

Amber Pryor

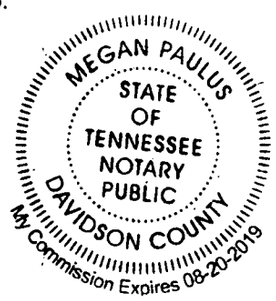
Brittany Pryor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL PRYOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

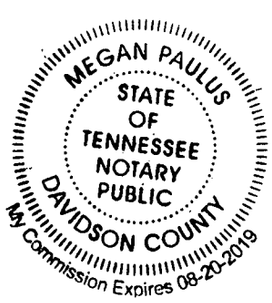


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMBER PRYOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY PRYOR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st Ave S
Nashville, TN 37212