Davidson County DEEDWARRSP
Recvd: 01/04/17 11:45 5 pgs
Fees:28.00 Taxes:3885.00
20170104-0000802

This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #29218-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Zaidoun Nofal 809 Century Oaks Court Nashville, TN 37211	Same	14700002400

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 3rd day of January, 2017 by and between BEST ONE NASHVILLE REALTY PARTNERSHIP, a Tennessee general partnership (hereinafter referred to as "Grantor"), and Zaidoun Nofal (hereinafter referred to as "Grantee").

WITNESSETH

THAT for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> BEING all of the same property conveyed to Best One Nashville Realty Partnership, a Tennessee general partnership by Warranty Deed dated August 21, 2003 from Tire Distribution Systems, Inc., a Delaware corporation, of record in Instrument No. 20040818-0099840, Register's Office for Davidson County, Tennessee.
>
> THIS is improved commercial property known as 421 Harding Place, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, their heirs and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, the Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

BEST ONE NASHVILLE REALTY PARTNERSHIP,
a Tennessee general partnership

By: SWENTZEL LIMITED PARTNERSHIP,
its General Partner

By: _____
Name: Paul J. Swentzel
Its: General Partner

STATE OF Ohio]
COUNTY OF Franklin]

BEFORE me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Paul J. Swentzel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of Swentzel Limited Partnership ("SLP"), and who further acknowledged SLP to be the General Partner of BEST ONE NASHVILLE REALTY PARTNERSHIP, a Tennessee general partnership ("BONRP"), the within named bargainor, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of BONRP the name of SLP by himself as such General Partner.

WITNESS my hand, at office, this 20 day of December, 2016.

NOTARIAL SEAL STATE OF OHIO

JONATHAN E. HELLSTEDT
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

_____
Notary Public
My Commission Expires: None

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,050,000.00.

_____
Affiant

Subscribed and sworn to before me this
3 day of January,
2017.

_____
Notary Public
My Commission Expires 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

LAND in Davidson County, Tennessee lying in the 1st Civil District being part of Lot 5 of the Subdivision of J.A. Patterson's Lands, of record in Plat Book 421, Page 8, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point lying on the southerly margin of Harding Place at the most westerly corner of the herein described tract, said point further described as lying 81.8 feet East of a right of way point;

Thence, running with the said East margin of Harding Place, North 63 degrees 15 minutes East, a distance of 165.00 feet to a point, said point being further described as being the Northwest corner of the Roger A. Danner Property, as of record in Book 5084, Page 941, Register's Office for Davidson County, Tennessee;

Thence, leaving the said margin of Harding Place and running with the westerly line of the Danner Property, South 26 degrees 45 minutes East a distance of 150 feet to a point;

Thence, South 63 degrees 15 minutes West, a distance of 141.20 feet to a point lying on the Easterly line of the Leased Stations, Inc. Property, as of record in Book 5655 Page 933, Register's Office for Davidson County, Tennessee;

Thence, leaving the said Danner Property and running with the said line of the Leased Stations, Inc. Property, North 35 degrees 45 minutes West, a distance of 151.85 feet to the POINT OF BEGINNING, containing 0.53 acres, more or less.

Included in the above described property but excluded therefrom is that tract conveyed to the Tennessee Department of Transportation from Tire Distribution Systems, Inc., a Delaware corporation by Warranty Deed, of record in Book 11509 Page 607, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED ENCUMBANCES

(a) Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

(b) Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 14700002400.

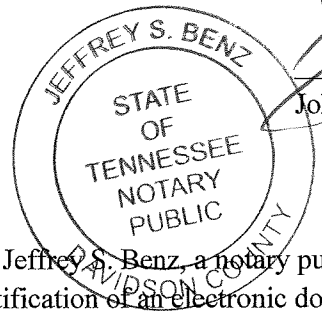
(c) All Matters as shown on the Plan of record in Book 421, Page 8, Register's Office for Davidson County, Tennessee.

(d) Conditions and Restrictions contained in the Board of Zoning Appeals Case No. 65-39 as referenced in Warranty Deed, of record in Book 3915, Page 716, said Register's Office.

(e) Sewer Easement through Property, of record in Book 4490, Page 236, said Register's Office.

(f) Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019