THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, P. O. Box 774, KINGSTON SPRINGS, TN 37082

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of value, whichever is greater, for this transfer is $1,500,000.00

BILL GARRETT, Davidson County
Trans:T20170011306 DEEDWARR
Recvd: 02/07/17 11:58 2 pgs
Fees:13.00 Taxes:5550.00
20170207-0012909

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Affiant

Subscribed and sworn to before me this 7th day of February, 2017.

Notary Public

My Commission Expires: 7-24-2019

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Ibrahim and Abram Gerges 143 Creekstone Blvd. Franklin, Tennessee 37064	New Owners	Map 081-12-0 Parcel 448.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **Shaar Forero Properties, Inc., a Tennessee Corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Ibrahim and Abram Gergers, as equal tenants in common**, hereinafter called the Grantees, their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land inDavidson County, Tennessee, being Lot No. 1 on the Plan of first revision Templeton and Armstrong Subdivision, as of record in Plat Book 7900, Page 374, Register's Office for said count, to which plan reference is made for a more complete description.

Being the same property conveyed to Shaar Forero Properties, Inc., a Tennessee Corporation, by quitclaim deed of record in Instrument No. 20160314-0023951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any subdivision restrictions, restrictive covenants, easements and setback lines and all other matters of record and all matters as set forth on the plat/plan of record as set forth above in said Register's Office.

This is the same legal description as set forth on the previous deed of record.

This instrument has been prepared upon information furnished by the parties and without benefit of title examination or title insurance.

2017 Metropolitan Government taxes have this date been prorated and the Grantees shall be responsible for payment thereof when due and payable, and all future years thereafter.

This is improved commercial property known as 1312 Rosa L. Parks Blvd., Nashville, TN 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, representatives and assigns, forever; and do covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above, and does further covenant and bind its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, representative and assigns, against the lawful claims of all persons whomsoever. Whenever 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 the hand of the duly authorized officer on this 7th day of February, 2017.

Shaar Forero Properties, Inc., a Tennessee Corporation

By: _____
William Shaar, President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in the State and County aforesaid, William Shaar, with whom I am personally acquainted , and who acknowledged himself to be the President of Shaar Forero Properties, Inc. a Tennessee Corporation, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as President of said corporation was duly authorized to execute the instrument on behalf of Shaar Forerro Propeties, Inc.

Witness my hand and seal this 7th day of February, 2017, at Nashville Tennessee.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-2019

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.