THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 02/08/17 15:52 5 pgs
Fees:28.00 Taxes:2127.50
20170208-0013428

29297-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Ghani Abdul Hashimi 715 Poplar Avenue Nashville, TN 37210	New Owner	10607000800

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, the undersigned, **Charles P. Stubblefield, William E. Swaby and Stacy A. Swaby** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Ghani Abdul Hashimi** (hereinafter collectively referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being parts of Lots Nos. 63 and 64 and parts of Elmwood Avenue, now closed, on the Map of W.B. Baird's Subdivision of Oakland, as of record in Book 332, Page 120, Register's Office for said county, described together as follows:
>
> BEGINNING at a point on the southerly margin of Poplar Avenue at the corner of Lots Nos. 53 and 63 on said Plan; thence, with the line between Lots Nos. 52, 53, 63 and 64, southwestwardly 105 feet to the Northwest corner of the property conveyed to the State of Tennessee by deed from Inter-State Construction Company, of record in Book 2999, Page 359, said Register's office; thence, with said State's northern boundary line, northeastwardly 225 feet to a point on the South margin of said Poplar Avenue; thence, northwestwardly 200 feet, more or less, to the BEGINNING.
>
> BEING all of the same property conveyed to Charles P. Stubblefield, as to a 50% undivided interest, William E. Swaby, as to a 25% undivided interest, and Stacy A. Swaby, as to a 25% undivided interest by Warranty Deed dated October 14, 1997 from Birmingham-Nashville Express, Inc., a Tennessee corporation, of record in Book 10645, Page 612, Register's Office for Davidson County, Tennessee.

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 Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 7 day of February, 2017.

Charles P. Stubblefield

William E. Swaby

Stacy A. Swaby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles P. Stubblefield, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 7 day of February, 2017.

Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William E. Swaby, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 7 day of February, 2017.

Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stacy A. Swaby, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 6 day of February, 2017.

Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

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

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 8, 2019

EXHIBIT A

Permitted Encumbrances

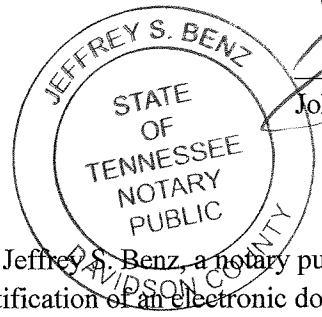
1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 10607000800.

3. All Matters as shown on the Plan of record in Plat Book 332, Page 120, Register's Office for Davidson County, Tennessee.

4. Lack of direct access to I-40 from the subject property, such right of access having been granted to the State of Tennessee by Deed, of record in Book 2999, Page 359, said Register's Office.

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