THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170110580** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 3rd day of February, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170011915 DEEDWARR
Recvd: 02/09/17 09:31 2 pgs
Fees:13.00 Taxes:5550.00
20170209-0013553

WARRANTY DEED

Address New Owner: Salah Ayesh 383 Murfreesboro Rd Nashville, TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-16-0-424.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anwar Mohammad a/k/a Mohammad Anwar** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Salah Ayesh**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled A Resubdivision of Lots 3, 4, 5, 6 and 7 on the Plan of Henry Blood's Addition to Edgefield Kleeman Property, of record in Plat Book 5190, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANWAR MOHAMMAD, by deed from ERNESTYNE KLEEMAN OSMAN, PATRICIA KLEEMAN GOLDSTEIN AND JEAN KLEEMAN, INDIVIDUALLY AND EXECUTRIX UNDER THE WILL OF HILMAR KLEEMAN, of record in Book 10666, page 182 , dated October 30, 1997 , said Register's Office.

Said property was never the primary marital residence of Anwar Mohammad a/k/a Mohammad Anwar.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 082-16-0-424.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5190, page 263, and in Plat Book 21, page 5, said Register's Office.

This is improved property located at 606 Main Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of February, 2017.

Anwar Mohammad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anwar Mohammad a/k/a Mohammad Anwar, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018