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

BILL GARRETT, Davidson County
Trans:T20170022314 DEEDWARR
Recvd: 03/16/17 09:12 3 pgs
Fees:18.00 Taxes:281.20
20170316-0025572

29513-1
Box #14

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Mesopotamia, LLC<br>8041 Pine Forest Drive<br>Nashville, TN 37221-1120 | New Owner | 090120B00800co |

# 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 consideration, the receipt of which is hereby acknowledged, the undersigned, **Akram Matlob Daniel and Lena A. Daniel, husband and wife** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **MESOPOTAMIA, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Hodges Estates, as of record in Book 11700, Page 33, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Akram Matlob Daniel, single, by Warranty Deed from Justin L. Johnson and Rachel E. Johnson, husband and wife, dated February 11, 2008, of record in Instrument No. 20080215-0015285, Register's Office for Davidson County, Tennessee.

Lena A. Daniel has joined in this Deed to convey any marital or homestead interest in the property.

**TO HAVE AND TO HOLD** the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, 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 15 day of March, 2017.

Akram Matlob Daniel

Lena A. Daniel

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**BEFORE** me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Akram Matlob Daniel and Lena A. Daniel, husband and wife, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville, Tennessee, this 15 day of March, 2017.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-20[illegible]

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value, whichever is greater, for this transfer is $76,000.

Affiant

Subscribed and sworn to before me this
15 day of March, 2017.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: July 6, 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/Parcel 090-12-0-B-008-00co.

3. All Matters as shown on the Plan of record in Plat Book 11700, Page 33, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of Hodges Estates, of record in Plat Book 11701, Page 212, said Register's Office.

5. By-Laws of Hodges Estates Homeowners' Association, Inc. of record in Book 11701, Page 221, said Register's Office.

6. Charter of Hodges Estates Homeowners' Association, Inc. of record in Instrument No. 20010202-0010627, said Register's Office.

7. Conveyance of Open Space to Hodges Estates Homeowners' Association, Inc. of record in Instrument No. 20010322-0027723, said Register's Office.