WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170038574 DEEDWARR
Recvd: 05/05/17 15:13 2 pgs
Fees: 13.00 Taxes: 1202.50

20170505-0045041

File No.: HK-17-1211

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

THIS INSTRUMENT WAS PREPARED BY
SoBro Law Group, PLLC
513 3rd Avenue S
Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hafiz Yafai	NEW OWNER	81-11-0-417
(NAME)	(NAME)	
9725 Turner Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **BESTWAY JANITORIAL SERVICES, INC.**, a Tennessee corporation, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HAFIZ YAFAI**, hereinafter called the Grantee(s), his heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being more particularly described as follows:

Tract I:
Being a part of Lot No. 191 in D. T. McGavock and others, Additions called, the Addition to the Town of McGavock, a plan which is found of record in Book 21, Page 41, of the Register's Office for Davidson County, Tennesee; beginning on the Southerly side of Buchanan Street, formerly Hydes Ferry Pike, at a point 50 feet Eastwardly from the Easterly margin of 14th Avenue North, formerly Alberta Avenue, running thence Eastwardly along the Southerly margin of Buchanan Street 50 feet; thence Southerly parallel with the 14th Avenue to a point on the line between Lots No. 191 and 192, said point being 86 feet from said Avenue; thence Westwardly along said last mentioned line separating Lots No. 191 and 192, 43 feet to a point 43 feet from 14th Avenue; thence Northerly parallel with 14th Avenue about 173 feet to the point of beginning on Buchanan Street.

Tract II:

Being the Southwest corner of Lot No. 191 in McGavock, Wetmore and others, Second Addition to Nashville, called the Addition to the Town of McGavock, described as follows: Beginning on the Easterly margin of 14th Avenue North, formerly Alberta Avenue, at the corner of Lots No. 191 and 192; thence with the line between said two lots Easterly 43 feet; thence parallel with said Avenue Northerly 48 feet to Jacksons' Southeast corner; thence with his line Westerly 43 feet to the Easterly margin of said Avenue; thence with said Avenue Southerly 48 feet to the beginning.

Being the same property conveyed to Bestway Janitorial Services, Inc. by Warranty Deed from Edith B. Stuart, unmarried, recorded on the 3rd day of June, 2009 in Instrument No. 20090603-0051422, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1211 Buchanan Street, Nashville, Tennessee

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 4th day of May, 2017.

BESTWAY JANITORIAL SERVICES, INC.

Alfonso Betts

Alfonso Betts, President

STATE OF Tennessee
COUNTY OF Davidson

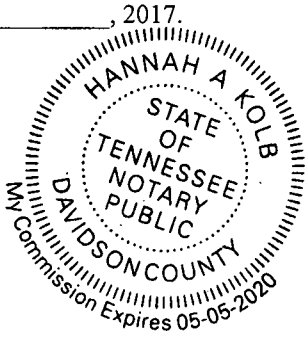
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alfonso Betts, to me known (or proved to me on the basis of satisfactory evidence), to be the President of Bestway Janitorial Services, Inc., a Tennessee corporation, the within named bargainor, and who acknowledged that he as President and being authorized to do so executed the within instrument for the purposes therein contained on behalf of Bestway Janitorial Services, Inc., as President.

Witness my hand and official seal, this the 4th day of May, 2017.

Hannah Kolb

Notary Public
My Commission Expires: 5/5/2020

(SEAL)



RETURN TO:

SoBro Law Group, LLC
513 3rd Avenue S
Nashville, TN 37210
(615)515-7171