THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712580**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2017. Notary Public My Commission Expires: 11-3-20

JAKE RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2020

BILL GARRETT, Davidson County
Trans:T20170063030 DEEDWARR
Recvd: 07/24/17 09:35 2 pgs
Fees:13.00 Taxes:2682.50
20170724-0074368

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nabil R. Yafai 1401 & 1403 9th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081-12-0-402.00

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, **Ridgetop, Inc, a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nabil R. Yafai** ("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) 162 and 163 , as shown on the map entitled Plan of Town of McGavock , of record in Plat Book 21, page 23, 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 RIDGETOP, INC., AN ACTIVE TENNESSEE CORPORATION, by deed from STEVEN S. VANDEVENDER and wife, KIMBERLY VANDEVENDER, of record in Instrument No. 20140904-0080956, dated September 3, 2014, said Register's Office.

Land in Davidson County, Tennessee, being the southerly 30 feet of Lot 161, as shown on the map entitled Plan of Town of McGavock , of record in Plat Book 21, page 23, 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 RIDGETOP, INC., AN ACTIVE TENNESSEE CORPORATION, by deed from MICHAEL RAY CAMPBELL, of record in Instrument No. 20140908-0082205, dated September 8, 2014, said Register's Office.

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. 081-12-0-402.00 and 081-12-0-403.00.

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 21, page 23, said Register's Office.

This is improved property located at 1401 & 1403 9th Avenue North Nashville TN 37208

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 21st day of July, 2017.

Ridgetop, Inc

By: Thomas H. Pierce, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas H. Pierce, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Ridgetop, Inc. a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21st day of July, 2017.

Notary Public

My Commission Expires: March 5, 2021

JO DEE PRICHARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY