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

Bill Garrett Davidson County
Batch# 423 DEEDWARR
09/12/2017 03:13:33 PM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20170912-0093375

29218-1A
Box #14

ADDRESS NEW OWNER:
Alaa G. Henin
Ashraf Soubhy Habib
3056 Dickerson Pike
Nashville, TN 37207

SEND TAX BILLS TO:
New Owners

MAP-PARCEL NOS.
14700002400

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Zaidoun Nofal** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Alaa G. Henin, as to an undivided 50% interest and Ashraf Soubhy Habib, as to an undivided 50% interest, as tenants in common** (hereinafter referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Land located in the First Civil District of Nashville, Davidson County, TN and described according to the As-Built Survey of Tax Map 147, Parcel 124, 421 Harding Place by Rocky L. Montoya, R.L.S.# 697 dated December 14, 2016 as Job No. 16-12-58, as follows:

BEGINNING at an iron rod (old) located in the South margin of Harding Place, said point being the Northwest corner of RAD Properties of Harding Plaza, LLC, as recorded in Instrument No. 20000317-0027529 R.O.D.C., TN and the Northeast corner of this tract; thence, leaving said South margin Harding Place along the common line of RAD Properties of Harding Plaza, LLC and the East line of this tract South 26 degrees 41 minutes 21 seconds West 149.63 feet (field measured) to an iron rod (old); thence, along the South line of this tract North 63 degrees 13 minutes 58 seconds West 141.15 feet (field measured) to a point in the existing drain in the East line of NCW-National Car Wash, GP as recorded in QC Inst. 20100803-0060662 R.O.D.C., TN; the Northwest corner of RAD Properties of Harding Plaza, LLC; thence, along the common line of NCW-National Car Wash, GP and this tract North 17 degrees 37 minutes 06 seconds East, 151.28 feet to a point in the creek and the South margin of Harding Place, the Northeast corner of NCW-National Car Wash, GP and the Northwest corner of this tract; thence, with the South margin of Harding Place South 63 degrees 20 minutes 10 seconds East 164.96 feet to the POINT OF BEGINNING, containing 22,885 square feet, 0.53 acres more or less.

This is improved commercial property known as 421 Harding Place, Nashville, Tennessee 37211.

BEING all of the same property conveyed to Zaidoun Nofal by Special Warranty Deed dated January 3, 2017 from Best One Nashville Realty Partnership, a Tennessee general partnership, of record in Instrument No. 20170104-0000802, Register's Office for Davidson County, Tennessee and further conveyed to Zaidoun Nofal by Quitclaim Deed dated January 3, 2017 from Best One Nashville Realty Partnership, a Tennessee general partnership, of record in Instrument No. 20170104-0000803, said Register's Office.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his 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 Grantor has executed this instrument this 11th day of September, 2017.

Zaidoun Nofal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zaidoun Nofal, 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 11th day of September, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Ashraf Habib
Affiant

Subscribed and sworn to before me this
11th day of September, 2017.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

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 14700002400.

3. All Matters as shown on the Plan of record in Book 421, Page 8, Register's Office for Davidson County, Tennessee.

4. Conditions and Restrictions contained in the Board of Zoning Appeals Case No. 65-39 as referenced in Warranty Deed, of record in Book 3915, Page 716, said Register's Office.

5. Sewer Easement through Property, of record in Book 4490, Page 236, said Register's Office.

6. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.