

STATE OF TENNESSEE 20774
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 2017.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 6/2018

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Mid Madison Marketplace, LLC	Send Tax Bills To: Same
(Name) 4544 Harding Pike, Suite 210	(Name)
(Street Address or Route Number) Nashville, TN 37205	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Bill Garrett Davidson County
Batch# 31743 DEEDWARR
11/30/2017 11:57:46 AM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20171130-0122250

Map-Parcel Number(s): 051108005300

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Shams Properties, LLC HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mid Madison Marketplace, LLC HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING a parcel of land located in the Eleventh Civil District of Davidson County, Tennessee, being more particularly described as follows:
Beginning at a point located on the easterly right-of-way line of Gallatin Pike, said point being the southwesterly corner of the property conveyed to Salah Girgis, as of record in Deed Instrument No. 201201030000376 at the Register's Office for Davidson County, Tennessee, and being the northwesterly corner of the herein described land; thence leaving said right-of-way line with the southerly line of Salah Girgis and the southerly line of the Hare Khrishna Corporation, as of record in Deed Instrument No. 200307180101162 at said Register's Office, South 58 deg. 46 min. 14 sec. East, 259.78 feet to an existing iron rod; thence, leaving said line with the westerly line of the Hare Krishna Corporation property, South 23 deg. 43 min. 18 sec. West, 111.63 feet to an existing iron spike; thence, leaving said line with the northerly line of Sami Am Nogi and Omar Taher Alobdi, as of record in Deed Instrument No. 201602080012253 at said Register's Office, North 58 deg. 09 min. 55 sec. West, 6.82 feet to an existing iron rod; thence, continuing with the westerly line of Sami Am Nogi and Omar Taher Alobdi, South 28 deg. 26 min. 33 sec. West, 154.56 feet to an existing iron rod on the northerly right-of-way line of East Webster Street; thence, leaving said line with the northerly right-of-way line of East Webster Street, North 61 deg. 04 min. 12 sec. West, 241.40 feet to an iron rod set; thence, continuing with a curve to the right 39.49 feet, said curve having a central angle of 90 deg. 30 min. 00 sec., a radius of 25.00 feet, a tangent of 25.22 feet, and a chord of North 15 deg. 49 min. 12 sec. West, 35.51 feet to an iron rod set; thence, with the easterly right-of-way line of Gallatin Pike, North 29 deg. 25 min. 48 sec. East, 250.59 feet to the point of beginning, containing 71,608 square feet or 1.64 acres, more or less.

BEING part of the same property conveyed to Shams Properties, LLC by deed from Mohammad R. Shams, dated May 18, 2009, and filed in Instrument No. 20090520-0046588, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record and all zoning regulations applicable to subject property.

This is improved property known as 903 Gallatin Pike, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 28th day of November, 2017.

Seller Shams Properties, LLC

By: Mohammad R. Shams, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Mohammad R. Shams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Shams Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as Managing Member.

Witness my hand and official seal at office at Nashville, Tennessee on this the 28th day of November, 2017.

My commission expires: 3/ 6/2018

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE