Bill Garrett Davidson County
Batch# 66552 DEEDWARR
03/08/2018 11:08:18 AM 3 pgs
Fees: $18.00 Taxes: $25,900.00
20180308-0021932

NEW OWNER:

SALAH AYESH
383 Murfreesboro Pike
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILENO: 18-0196

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel 163-00-0-170.00

D E E D

FOR AND IN CONSIDERATION of the sum of SEVEN MILLION AND 00/100 DOLLARS ($7,000,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **OMAR AYESH** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **SALAH AYESH**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in DAVIDSON County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot Nos. 3 and 4**, as shown on the map entitled Bell Forge West, of record in Plat Book 6250, Page 737, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TOGETHER WITH a twenty-five (25) foot wide Joint Access Public Utility Easement as created by the Plan of Resubdivision of Lot No. 3, Bell Forge West, recorded in Book 6250, Page 737, to and for the benefit of the insured and the subject property, and over, upon, and across Lots 1 and 2, Bell Forge West, as shown on the plat recorded in Book 6250, page 19, and over, upon, and across Lot Nos. 1 and 2, Bell Forge West, Section 2, as shown on the plat recorded in Book 6200, Page 512, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to **Omar Ayesh**, by Special Warranty Deed from U.S. Bank National Association, as Trustee for the Registered Holders of Citigroup Commercial Mortgage Trust 2006-C5, Commercial Mortgage Pass-Through Certificates, Series 2006-C5, dated June 16, 2016 of record in Instrument Number 20160617-0061638, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY, with an address of
5316 Mt. View Road, Antioch, Tennessee.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 737, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 2 day of ~~February,~~ March 2018.

OMAR AYESH

STATE OF VIRGINIA

COUNTY OF Fairfax

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **OMAR AYESH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2 day of ~~February,~~ March 2018.

Korinth Rihohboth Carr
NOTARY PUBLIC

My commission expires: 2-29-2020

KORINTH RIHOHBOTH CARR
COMMONWEALTH OF VIRGINIA
REG. NO. 7699287
EXPIRES 2-29-2020
NOTARY PUBLIC

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The actual consideration or value, whichever is greater, for this transfer is **$ 7,000,000.00** .

AFFIANT

Sworn to and subscribed to before me this the 2 day of ~~February~~ March, 2018.

NOTARY PUBLIC

My commission expires: 2-28-2020

KORINTH RIHOHBOTH CARR
COMMONWEALTH OF VIRGINIA
REG. NO. 7699267
EXPIRES 2-29-2020
NOTARY PUBLIC