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THIS INSTRUMENT PREPARED BY:
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Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 12th day of March, 2018.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett Davidson County
Batch# 68719 DEEDWARR
03/13/2018 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20180313-0023706

Address New Owner:	Send Tax Bills To:	Parcel No.:
Grant Investments, LLC 4525 Harding Pike, Suite 200 Nashville, TN 37205	Same New owner	092-06-0 606.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of FOUR HUNDRED THIRTY-FIVE THOUSAND AND 00/100 DOLLARS ($435,000.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Nabil R. Yafai, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Grant Investments, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon ("Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Buchi's Subdivision of Lot No. 20, McNairy Subdivision of record in Plat Book 421, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 54 feet on the North side of Clifton Pike and extends back in Northwardly direction and between lines 150 feet, more or less, on its Western

margin and along the Eastern margin of Buchi Avenue to an alley, showing 90 feet on said alley.

Being the same property conveyed to Nabil R. Yafai by Quitclaim Deed from Malek Nabil Yafai dated December 6, 2017, of record in Instrument No. 20171207-0124904, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever. This property is not now nor has it ever been the marital residence of Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 27th day of March, 2018.

GRANTOR:

Nabil R. Yafai

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public for said county and state, personally appeared, Nabil R. Yafai, with whom I am personally acquainted (or proved to me on satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, Davidson County, Tennessee, this the 27th day of March, 2018.

Mollie A. Gass
Notary Public

My Commission Expires:

MOLLIE A. GASS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires July 2, 2018

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

