Bill Garrett Davidson County
Batch# 94485 DEEDWARRSP
05/18/2018 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20180518-0048020

This Instrument Prepared By (and return to):
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File #30751-1
Box #14

NEW OWNER	SEND TAX BILL	MAP / PARCEL
Husni Mansour Hassan 7340 Campton Rd. Nashville, TN 37211	Same	04112014800

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 18th day of May 2018 by and between SHAAR FORERO PROPERTIES, INC., a Tennessee corporation (hereinafter referred to as "Grantor"), and Husni Mansour Hassan, (hereinafter referred to as "Grantee").

WITNESSETH

THAT for and in consideration of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold, and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 Marketplace Subdivision, of record in Instrument No. 20120426-0035789, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Shaar Forero Properties, Inc., a Tennessee corporation, by Warranty Deed dated November 8, 2016 from Nadeen Burkeen, Doris Sue Sullivan, Baxter Cox, Bobby Green, Margaret Emogene McCoy, Mary Hayes, David Michael Hayes, James Dale Hayes, Debra Lynn Hintz, Dorothy S. Brannom, Linda Dee Stinson and Thomas Edwin Stinson, of record in Instrument No. 20161114-0119761, said Register's Office.

THIS is improved property known as 3845 Dickerson Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, the Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

SHAAR FORERO PROPERTIES, INC.,
a Tennessee corporation

By: _____
Name: William Shaar
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Shaar with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Shaar Forero Properties, Inc., a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 18th day of May, 2018.

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 $230,000.00.

_____
Affiant

Subscribed and sworn to before me this 18th day of May, 2018.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires 1/17/21

EXHIBIT A
PERMITTED ENCUMBANCES

(a) Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

(b) Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 04112014800.

(c) All Matters as shown on the Plan, of record in Instrument No. 20120426-0035789, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019