Bill Garrett Davidson County
Batch# 123859 DEEDWARR
08/02/2018 08:30:55 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20180802-0075502

WARRANTY DEED

This instrument prepared by:

Gregory L. Groth, Attorney
139 East Broad Street
Cookeville, TN 38501

PROPERTY OWNER:

Ahmad Alzabet (2/3) &
Kamal Ali (1/3) Partnership
811 Gallatin Pike
Madison, TN 37115

SEND TAX BILLS TO:

Ahmad Alzabet (2/3) &
Kamal Ali (1/3) Partnership
811 Gallatin Pike
Madison, TN 37115

Tax Identification: **Map 051 Group 4 Parcel 126.00**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged;

I, RAY KELLAM MYERS, an unmarried person,

have this day bargained and sold, and do hereby transfer and convey unto

AHMAD ALZABET (2/3) & KAMAL ALI (1/3) PARTNERSHIP, a Tennessee General Partnership,

its successors and assigns, hereinafter referred to as "grantee", whether one or more, certain real estate located in the Seventh Counsel District (USD), Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots No. 17 and 18, Block "B" on the Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County, and that part of an avenue adjoining and immediately in front of said lot and adjoining and east of Gallatin Road shown on said plan, described together as follows:

Lot No. 18, being described as follows: Beginning at a point in the easterly margin of Gallatin Road, said point being in the line of Lots Nos. 18 and 19 on said plan, if extended; thence northeastwardly along the easterly margin of Gallatin Road, 60 feet to a point which is the corner of Lots Nos. 17 and 18 at the point of the extended line between Lots Nos. 17 and 18; thence southeastwardly along the line between Lots Nos. 17 and 18, 231 feet to a point which is the common rear corner of Lots Nos. 17 and 18; thence South 35°39' West, along the rear line of Lot No. 18, 60 feet a point which is the common corner of Lots Nos. 18 and 19; thence northwestwardly along the line between Lots Nos. 18 and 19, 231 feet to the point of beginning.

Lot No. 17, being described as follows: Beginning at a point in the easterly margin of Gallatin Road, said point being in the line of Lots Nos. 17 and 18 on said plan, if extended; thence northeastwardly along the easterly margin of Gallatin Road, 60 feet to a point which is the corner of Lots Nos. 16 and 17 at the point of the extended line between Lots Nos. 16 and 17; thence southeastwardly along the line between Lots Nos. 16 and 17, 231 feet to a point which is the common rear corner of Lots Nos. 16 and 17; thence South 35°39' West, along the rear line of Lot No. 17, 60 feet to a point which is the common corner of Lots Nos. 17 and 18; thence northwestwardly along the line between Lots Nos. 17 and 18, 231 feet to the point of beginning.

Lot 17, being the same property conveyed to John W. Myers by deed of Virginia H. Tissell of record in Book 109, Page 257, Register's Office for Davidson County, Tennessee.

Lot 18, being the same property conveyed to John W. Myers by deed of Madison Square Shopping Center, Inc. of record in Book 3768, Page 47, Register's Office for Davidson County, Tennessee.

This conveyance of Lot 18 is made subject to easement for sanitary sewers of record in Book 3339, Page 356, Register's Office for Davidson County, Tennessee, from Madison Square Shopping Center, Inc. to Davidson County, Tennessee, dated

January 17, 1962 and the conveyance of Lot 17 is made subject to an easement for sanitary sewers of record in Book 3371, Page 442, Register's Office for Davidson County, Tennessee.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

The previous and last conveyance being a Quitclaim Deed from John William Myers, Jr., as Trustee of the Myers Family Trust, a testamentary trust under the Will of John William Myer, Sr., to Ray Kellam Myers, of record in Book 11362, Page 271, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said grantee, its successors and assigns forever.

I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to said grantee, its successors and assigns, against the lawful claims of all persons.

WITNESS my hand this the 20th day of July, 2018.

Ray Kellam Myers
RAY KELLAM MYERS

STATE OF TENNESSEE
COUNTY OF PUTNAM

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named RAY KELLAM MYERS, 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 attached instrument on the date set forth thereon and for the purposes therein contained.

WITNESS my hand and official seal this the 20th day of July, 2018.

NOTARY PUBLIC

GREGORY L. GROTH STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

My Commission Expires: 5/22/19

STATE OF TENNESSEE
COUNTY OF PUTNAM

The actual consideration or value, whichever is greater, for this transfer is **$500,000.00.**

AFFIANT

Subscribed to and sworn before me this the 20th day of July, 2018.

NOTARY PUBLIC-REGISTER

GREGORY L. GROTH STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

My Commission Expires: 5/22/19