WARRANTY DEED

Bill Garrett Davidson County
Batch# 127313 **DEEDWARR**
08/10/2018 08:30:33 AM 2 pgs
Fees: $13.00 Taxes: $457.32

20180810-0078927

O-VRES-18-49

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Greg Farricielli and Josh Hellmer	**New Owner**	
(NAME)	(NAME)	**093 15 0 37500**
49 Wharf Ave.	**1845 Belle Arbor Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Nashville, TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMIL BAHUR, MARRIED, AND HAMIED SALEH, MARRIED,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GREG FARRICIELLI AND JOSH HELLMER,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Beginning at an iron rod set in the easterly right of way line of Wharf Avenue, 74 feet in width, at a corner common with the property of Celestine Woods, as of Record in Deed Book 10401, page 285, at the Register's Office for Davidson County, Tennessee;

Thence with the easterly right of way line of Wharf Avenue, North 08 degrees 45 minutes 36 seconds East, 39.43 feet to an iron rod set, at a corner common with the property of Jeanne Williamson and Jesse Hogan, as of record in Deed Book 7381, page 60, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right of way line of Wharf Avenue with the southerly property line of Jeanne Williamson and Jesse Hogan, South 82 degrees 20 minutes 00 seconds East, 149.62 feet to an iron rod set, in the westerly right of way line of Alley Number 96, 20 feet in width;

Thence with the westerly right of way line of Alley Number 96, South 08 degrees 27 minutes 17 seconds West, 39.43 feet to an iron rod set, at a corner common with the property of Celestine Woods;

Thence leaving the westerly right of way line of Alley Number 96, with the northerly property line of Celestine Woods, North 82 degrees 20 minutes 00 seconds West, 149.83 feet to the point of beginning. Containing 5,902 square feet or 0.136 acres more or less.

Being a portion of the same property conveyed to Jamil Bahur and Hamied Saleh by special warranty deed from H.G. Hill Realty Company of record in Instrument No. 20020522-0062306 Register's Office for Davidson County, Tennessee, dated 05/17/2002 and recorded on 05/22/2002.

This conveyance is subject to:
- Taxes for the year 2018.
- Plan of record in Plat Book 21, Page (s) 84 and 85, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **49 Wharf Ave., Nashville, Tennessee 37210**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 3rd DAY OF AUGUST, 2018.

Jamil Bahur

Hamied Saleh by Attorney-in-Fact

Hamied Saleh by Fekri Salah, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIL BAHUR, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fekri Saleh, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HAMIED SALEH, and who acknowledged he/she/they executed the same as the free act and deed of the said HAMIED SALEH.

Witness my hand and official seal, this the 3rd of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212