THIS INSTRUMENT PREPARED BY: Larry D. Craig, Attorney at Law, P. O. Box 774, Kingston Springs, TN 37082.

Karen Y Johnson Davidson County
Batch# 149156 DEEDWARR
10/04/2018 11:24:57 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20181004-0098648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $350,000.00.

Affiant

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Subscribed and sworn to before me on this the 4th day of October, 2018.

Notary Public

My Commission Expires: 7-24-2019

WARRANTY DEED

Address New Owner(s)as follows:

Walid Abdalla and wife,
Saliha Qaddoura
315 Belinda Parkway
Mt. Juliet, Tennessee 37122

Send Tax Bills To:

New Owner-Same

Map-Parcel Numbers

Map133-02-0
Parcel 255.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration , the receipt of which is hereby acknowledged, **Shaar Forero Properties, Inc., a Tennessee Corporation, by and through its duly authorized officer,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey **unto Walid Abdalla and wife, Saliha Qaddoura,** hereinafter called the Grantee, their heirs, representative and assigns, a certain improved parcel of land **in Davidson County**, State of Tennessee, described as follows, to wit:

BEING Lot Nos. 25 and 26 in the Map of Nolen Heights, as shown on a plat of record in Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Shaar Forero Properties, Inc., a Tennessee Corporation, by deed of record from Walid Al-Nimri and wife, Joyce Al-Nimri, in Instrument No. 20160314-0023953, Register's Office for Davidson County, Tennessee.

Permitted Exceptions:

1. 2018 Metropolitan Government taxes, are a lien, becoming first due and payable on October 1, 2018, which have this day been prorated between the parties, with the Grantee being responsible for payment of the entire tax bill when tax bills become available, and for all future years taxes thereafter.

2. Subject to all matters set forth on the plan of record set forth above.

3. Subject to existing Commercial Lease Agreement, not of record, being assigned unto the Grantee this date and subject to all terms, conditions and covenants as set forth in said lease.

4. Subject to any and all, recorded or unrecorded, building restrictions, setback lines, easements and rights of way public roads/streets and alley

This is the same legal description as set forth on the previous deed of record.

Prepared upon information furnished by the parties and without the issuance of title insurance and without tax advice given.

This is one and the same property known as 3312-A & B, Nolensville Pike, Nashville, TN 37211 (former 911 address).

This is improved commercial property commonly known as 3312-A Nolensville Pike, Nashville, Tennessee 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, representatives and assigns, forever; and it does with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and it does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever. Whenever 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 the hand of the duly authorized officer on this 4th day of October, 2018.

SHAAR FORERO PROPERTIES, INC.

By;_____
William Shaar
Title: President

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, William Shaar, a notary public in and for said County and State, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged that he is the President of Shaar Forero Properties, Inc., a Tennessee Corporation, the within named bargainor corporation, and that he as such President is duly authorized to execute the within instrument for the purposes therein contained, without the joinder of any other person or officer.

Witness my hand and seal at Nashville, Tennessee, this 4th day ~~of October~~, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 7-24-2019

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.