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

Karen Y Johnson Davidson County
Batch# 149158 DEEDWARR
10/04/2018 11:26:02 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181004-0098650

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $250,000.00.

Affiant

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:	**Send Tax Bills To:**	**Map-Parcel Numbers**
Shaar Forero Properties, Inc. **4313 Belle Mina Lane** **Franklin, TN 37064**	**New Owner-Same**	**Map133-02-0** **Parcel 238.00**

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, **we , Walid Abdalla and wife, Saliha Qaddoura,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Shaar Forero Properties, Inc., a Tennessee Corporation,** hereinafter called the Grantee, its successors and assigns, a certain improved parcel of land **in Davidson County**, State of Tennessee, described as follows, to wit:

BEING Lot No. 10, on the Map of Sunrise Heights, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 10 fronts 58.9 feet on the westerly side of Nolensville Road or Pike and runs back between parallel lines along the northerly margin of Raymond Stree 150 fee to an alley.

Being the same property conveyed to Walid Abdalla and wife, Saliha Qaddoura, by deed of record from Music City Money, Inc., in Instrument No. 20101109-0089773, 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 with current tenant, Mudhafar Aljashami.

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 improved commercial property known as 3415 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, its successors and assigns, forever; and we do covenant with the said GRANTEE 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, except as set forth above, 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, its successors 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 our hands this 4th day of October, 2018.

WALID ABDALLA

SALIHA QADDOURA

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Walid Abdalla and wife, Saliha Qaddoura, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, as their free act and deed.

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.