Karen Y Johnson Davidson County
Batch# 157092 DEEDWARRSP
11/06/2018 12:41:56 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20181106-0109972

This Instrument Prepared by:
Perrone & Young
109 Westpark Dr., Ste. 330
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JOSEPH DANIAL 469 Bell Road Nashville, TN 37217	Same as New Owner	Map-Par. 149 08 0 056.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **NASSER H. ZAWIA AND ROSEMARY F. ZAWIA, A PARTNERSHIP D/B/A VILLAGE 66 MARKET and NASSER H. ZAWIA, an individual** (collectively, the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **JOSEPH DANIAL** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

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 Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

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 Grantor's hand, this 31st day of ~~November~~ October, 2018.

NASSER H. ZAWIA AND ROSEMARY F. ZAWIA,
A PARTNERSHIP D/B/A VILLAGE 66 MARKET

By: _____
Nasser H. Zawia, Managing Partner

_____
Nasser H. Zawia, an individual

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NASSER H. ZAWIA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the MANAGING PARTNER of NASSER H. ZAWIA AND ROSEMARY F. ZAWIA, A PARTNERSHIP D/B/A VILLAGE 66 MARKET, the within-named bargainor, and that he, as MANAGING PARTNER, executed the within instrument for the purposes therein contained on behalf of the partnership, by signing the name of the partnership by himself as MANAGING PARTNER and individually.

Witness my hand and official seal at Brentwood, TN, this 31st day of October, 2018.

_____
Notary Public

My Commission Expires: 10.3.2020

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer, or value of property (whichever is greater) is $550,000.00.

_____
Affiant

Subscribed and sworn before me this 31 day of October, 2018.

_____
Notary Public

My Commission Expires: 10.3.2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"
Legal Description

Land lying and being in the 2nd Civil District of Davidson County, Tennessee, being described according to an unrecorded survey dated December 26, 1972, by H. Allen Jones, Surveyor, described as follows, to-wit:

Beginning at an iron pin in the west margin of Bell Road, being the southeast corner of the R. S. McGill Property and the Northeast corner of the herein described property; thence with McGill's south property line North 67 deg. 15' West, 194.0 feet to an iron pin; thence South 7 deg. 35' West 88.0 feet to an iron pin; thence South 67 deg. 55' East 187.5 feet to an iron pin in the west margin of said Bell Road, North 11 deg. 30' East 85.0 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS A TRACT OF LAND CONTAINING 1811 SQUARE FEET KNOWN AS PROJECT NO. 19957-2597-04 CONVEYED TO THE STATE OF TENNESSEE OF RECORD IN BOOK 9947, PAGE 914, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to NASSER H. ZAWIA AND ROSEMARY F. ZAWIA, A PARTNERSHIP D.B.A VILLAGE 66 MARKET, by deed from CHRISTOPHER W. CHUNG, of record in Book 9949, page 463, dated February 7, 1996, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2019 and subsequent years, a lien not yet due and payable.

2. Agreement to Grant Easements of record in Book 10189, Page 431, Davidson County Register's Office.

3. Easement of record in Book 4435, Page 35, said Register's Office.

4. Easement(s) as set out in Deed of record in Book 2086, Page 19, said Register's Office.