THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 213022 DEEDWARRSP
04/02/2019 03:00:30 PM 5 pgs
Fees: $28.00 Taxes: $3,071.00
20190402-0029881

30426-1C
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Zaidoun Nofal 720 Rivergate Parkway, Goodlettsville, TN 37072	New Owner	02614005100

SPECIAL WARRANTY DEED

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, the undersigned, **Shaar Forero Properties, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Zaidoun Nofal** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").
>
> BEING all of the same property conveyed to SHAAR FORERO PROPERTIES, INC., a Tennessee corporation by Special Warranty Deed dated March 1, 2018 from BEST ONE NASHVILLE REALTY PARTNERSHIP, a Tennessee general partnership, of record in Instrument No. 20180305-0020338, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, his heirs and assigns in fee simple forever. Grantor covenants that it is lawfully seized in fee and possessed of the Real Estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B attached hereto and incorporated herein by reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 2nd day of April, 2019.

Shaar Forero Properties, Inc., a Tennessee corporation

By: _____
Name: William Shaar
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Shaar, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Shaar Forero Properties, Inc., a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 2nd day of April, 2019.

_____
Notary Public
My Commission Expires: 11/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $830,000.00.

_____
Affiant

Subscribed and sworn to before me this
2nd day of April, 2019.

_____
Notary Public
My Commission Expires: 11/8/21

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, lying in the 2nd Civil District located on the East side of Two Mile Pike described as follows:

BEGINNING at a railroad spike set at the back of a concrete sidewalk on the East right of way of Two Mile Pike, said being located spike South 19 degrees 14 minutes 33 seconds East, 200.00 feet from the intersection of the East right of way of Two Mile Pike and the South right of way of Wade Circle; Thence, leaving said East right of way of Two Mile Pike, North 70 degrees 54 minutes 22 seconds East a distance of 182.67 fee to an iron pin found; Thence, South 18 degrees 41 minutes 18 seconds East a distance of 129.00 feet to an iron pin found; Thence, South 74 degrees 26 minutes 20 seconds West a distance of 181.80 feet to an iron pin found on the East right of way of Two Mile Pike; Thence, with the East right of way of Two Mile Pike, North 19 degrees 14 minutes 33 seconds West a distance of 117.79 feet to the POINT OF BEGINNING, containing 0.52 acres more or less.

This is improved commercial real property being more commonly known as 720 Rivergate Parkway, Goodlettsville, Davidson County, Tennessee 37072.

TOGETHER WITH an easement for access and utility purposes, as described in a document entitled Grant of Easement recorded in Book 6357, Page 747, Register's Office for Davidson County, Tennessee, and amended by instrument, of record as Instrument No. 20180305-0020337, said Register's Office.

EXHIBIT B
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. General or special taxes and assessments required to be paid in the year 2019 and subsequent years. Tax Map ID Number: 02614005100.

3. Easement to The Tennessee Electric Power Company, of record in Book 653, Page 56, Register's Office for Davidson County, Tennessee.

4. Easement to Tennessee Valley Authority, of record in Book 2485, Page 253, said Register's Office.

5. Agreement by and between V.F. Bradley and wife, Maie Bradley and Humble Oil & Refining Company, of record in Book 4376, Page 26, said Register's Office.

6. Easement as set out in the Deed, of record in Book 4376, Page 22, said Register's Office.

7. Building Setback Restriction as set out in the Deed, of record in Book 5831, Page 453 and Modification of Deed Restriction, of record in Book 6009, Page 775, said Register's Office. NOTE: Said Modification does not affect the setback restriction.

8. Terms and conditions of Grant of Easement, of record in Book 6357, Page 747, said Register's Office, and amended by instrument, of record as Instrument No. 20180305-0020337, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019