THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 218563 DEEDWARR
04/16/2019 01:44:30 PM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20190416-0034843

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Pande, LLC		059-00-0-179.00
2700 Whites Creek Pike	Same as New Owner	059-00-0-139.00
Nashville, TN 37207		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TIMAGE A. OMAR** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **PANDE, LLC**, a Tennessee limited liability company ("Grantee" herein), its heirs, successors, and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 real property taxes and any easements, covenants and restrictions of record.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand as of this 12th day of April, 2019.

Timage A. Omar

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **TIMAGE A. OMAR**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 12th day of April, 2019.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is **$900,000.00**.

Nitinukumar Patel

Sworn to and subscribed before me this 15th day of April, 2019.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

EXHIBIT A
LEGAL DESCRIPTION

Tract I

Land located in the 12th Civil District of Davidson County, Tennessee, and Beginning at a point at the northwest intersection of Whites Creek Pike (60 foot right of way) and Moormans Arm Road (50 foot right of way); thence with the north right of way line of Moormans Arm Road South 82° 41" west 204.1 feet to a point; thence with an interior angle of 96° 00' ; North 13° 19" West 50.00 feet to a point; thence with an interior angle of 191° 15'; North 24° 34' West 83.97 feet to a point; thence with an interior angle of 90° 29'; North 64° 57' East 148.67 feet to a point in the western right of way line of Whites Creek Pike; thence along said western right of way line of Whites Creek Pike with an interior angle of 100° 08' with the chord of a curve having a radius of 2894.9 feet South 35° 11' East 198.16 feet to the point of beginning, containing 0.623 acres.

Being the same property conveyed to TIMAGE A. OMAR, by deed from GBR NASHVILLE LIMITED LIABILITY COMPANY, A DELAWARE LIMITED LIABILITY COMPANY AND BKR NASHVILLE PARCEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20061106-0137593, dated October 31, 2006, said Register's Office.

Tract II

Land located in Davidson County, Tennessee, being described as:

Commencing at a point in the north R.O.W. margin of Moormans Arm Road, said point being located 83.46 feet from the west R.O.W. margin of Whites Creek Pike; thence with the R.O.W. margin of Moormans Arm Road S 82 deg. 41' W 120.54 feet to an iron rod; thence leaving the R.O.W. margin of Moormans Arm Road N 13 deg. 19' W 50.0 feet to an iron rod; thence N 24 deg. 34' W 83.97 feet to an iron rod; the point of beginning; thence continuing on the same bearing N 24 deg. 34' W 95.0 feet to an iron rod; thence N 58 deg. 56' E 135.0 feet to an iron rod in the western R.O.W. margin of Whites Creek Pike; thence with said R.O.W. along the chord of a curve having a radius of 2894.9 feet and a length of 110.06 feet, S 32 deg. 26' 23" E 110.06 feet to an iron rod; thence leaving said R.O.W. S 64 deg. 57' W 149.21 feet to the point of beginning, said tract containing 14,487 square feet, 0.33 acres, more or less.

Being the same property conveyed to FOWZI GOUTO, AN INDIVIDUAL, by deed from WILLIAMS EXPRESS, INC., FORMERLY KNOWN AS MAPCO PETROLEUM, INC., of record in Instrument No. 20001009-0100105, dated October 6, 2000, said Register's Office. Being further conveyed to KALID IBRAHIM AND WIFE, YASMIN ABUBAKER, by quitclaim deed from FOWZI GOUTO, of record in Instrument No. 20040518-0058348, dated May 13, 2004, said Register's Office. Being further conveyed to TIMAGE A. OMAR, by quitclaim deed from KALID IBRAHAM AND WIFE, YASMIN ABUBAKER, of record in Instrument No. 20041230-0154778, dated December 21, 2004, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

