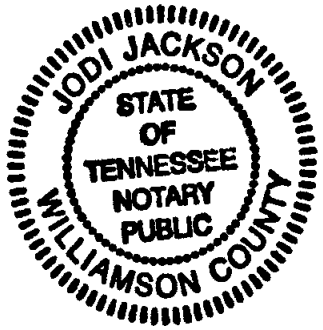
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-26-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
TN1623, LLC	TN1623, LLC	081 10 0 350.00
(NAME)	(NAME)	Karen Johnson Davidson County
1623 23rd Ave N	47 Sarah Drive	Batch# 247042 DEEDWARR
(ADDRESS)	(ADDRESS)	06/21/2019 03:30:37 PM 2 pgs
Nashville, TN 37211	Farmingdale, NY 11735	Fees: $13.00 Taxes: $344.10
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190621-0060326

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Hazhar Bussally, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TN1623, LLC**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being South 51 feet 10 ½ inches of the North 103 feet 9 inches of Lot No. 12 on the Map of Georgia Industrial Realty Company's North Nashville Property, of record in Book 421, page 188, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 51 feet 10 ½ inches on the westerly side of 23rd Avenue, North and runs back between parallel lines, parallel to and 51 feet 10 ½ inch South of Osage Street, 210 feet to a dead line.

Included in the above description but excluded from the conveyance is the following described tract of land:

Part of the tract that front 51.87 feet on the west side of 23rd Avenue, North that conveyed to us by deed recorded in Book 2493, page 124, Register's Office of Davidson County, Tennessee, being described as the east 8.6 feet of this tract and contains 446 square feet.

This exclusion being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed dated September 4, 1981, from Roger D. Lawson and Jimmy D. Lawson of record in Book 5791, Page 555, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Hazhar Bussally by Trustee's Deed from Mark A. Hayes, Trustee dated December 18, 2012 and recorded December 20, 2012 as Instrument No. 20121220-0117528, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1905259SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-DR-19-1623

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1623 23rd Ave N, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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, unless otherwise herein set out; 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 20th day of June, 2019

Hazhar Bussally

STATE OF Tennessee

County OF DAVIDSON

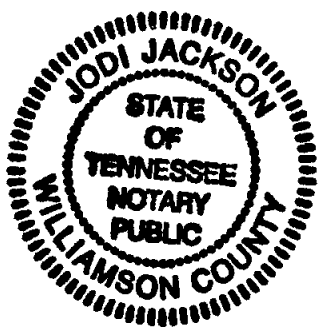
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David D. Rosa, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of TN1623, LLC, the within named bargainor, a Limited Liability Company, and that he as such member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2019.

Notary Public

My Commission Expires: 7-26-21

(SEAL)



File Number: GRN-1905259SSO