ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Mohammed Zomlot 1050 4th Ave S. Nashville, TN 37210	106-07-0-005.01	Same as New Owner
This instrument prepared by: Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JAMES F. GILMORE AND SUZANNA D. GILMORE, HUSBAND AND WIFE** (the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey to **MOHAMMED ZOMLOT** (the "**Grantee**"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those Permitted Encumbrances set forth on Exhibit B, attached hereto and incorporated herein by reference (the "**Permitted Encumbrances**").

This is improved property located at 708 Poplar Avenue, Davidson County, Tennessee, 37210.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of July, 2019.

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Notary Public
My Commission Expires:_____

Karen Johnson Davidson County
Batch# 261508 DEEDWARRSP
07/24/2019 09:57:07 AM 4 pgs
Fees: $23.00 Taxes: $2,479.00

20190724-0072569

virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 23 day of July, 2019.

James F. Gilmore

Suzanna D. Gilmore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James F. Gilmore and Suzanna D. Gilmore, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 23 day of July, 2019.

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-5-21

Exhibit A
Property

Land in Davidson County, Tennessee, being Lot(s) 20, as shown on the map entitled W.B Baird Subdivision of Oakland, of record in Plat Book 332, Page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES F. GILMORE AND SUZANNA D. GILMORE, HUSBAND AND WIFE, by deed from KENNETH DEAN BINKLEY AND WIFE, SHIRLEY ANN BINKLEY, of record in Instrument No. 20180507-0043267, dated May 3, 2018, said Register's Office.

Exhibit B
Permitted Encumbrances

- General or special taxes and assessments be paid and assumed by Grantee in the year 2019.
- Matters shown on the Plan of record in Plat Book 332, Page 120, said Register's Office.
- Sanitary Sewer Easement of record in Book 3884, Page 703, said Register's Office.