WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $851,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
St. Joseph Properties, LLC, a Tennessee limited liability company	New Owner	071-15-0-102.00
(NAME)	(NAME)	
947 Turnberry Cove		
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 512934 DEEDWARR
11/10/2020 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $3,148.70
20201110-0132227

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Adnan Asad Baig Jabran Asad Baig**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **St. Joseph Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, situated in the 12th formerly the 17th Civil District of said County on the westerly side of the Dickerson Turnpike, and described according to a survey made by W.B. Southgate on July 21, 1921, as follows:

Beginning at the northwest corner of Dickerson Turnpike and Ligon Lane, running thence with the westerly margin of said turnpike, northwardly 100 feet, thence North 85 degrees 40' West 175 feet to the easterly margin of an alley, thence with the easterly margin of said alley, southwardly 100 feet to the northerly margin of Ligon Lane; thence with the northerly margin of said lane, south 85 degrees 45' East 175 feet to the point of beginning.

INCLUDED in the above described property but specifically EXCLUDED therefrom is any portion of the property conveyed to or taken by the Metropolitan Government of Nashville and Davidson County, Tennessee and/or the State of Tennessee by unknown or unrecorded easement, grant or conveyance for the purpose of widening Dickerson Pike.

Being part of the same property conveyed to Adnan Asad Baig and Jabran Asad Baig by Quitclaim Deed dated 06/30/2016 from Asad Ullah of record in Instrument 201606300067196, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

County of Davidson taxes for the year 2021 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1302 Dickerson Pike., Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 6th day of November, 2020.

Adnan Asad Baig

Jabran Asad Baig

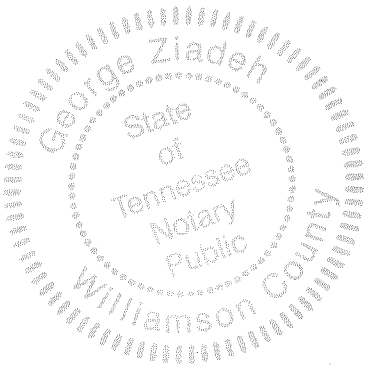
State of Tennessee
County of Williamson

Personally appeared before me Adnan Asad Baig and Jabran Asad Baig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of November, 2020.

Notary Public _____
My Commission Expires: 7-17-2021

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064



CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

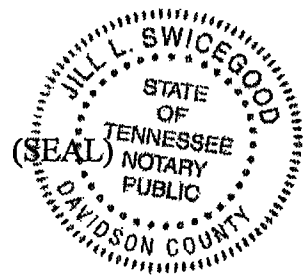
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900