FILE BOX 30

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Return:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

20100042

BILL GARRETT, Davidson County
Trans:T20100023725 DEEDWARR
Recvd: 04/21/10 13:35 2 pgs
Fees:13.00 Taxes:518.00

20100421-0030164

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fathladin Yahya	New Owner	**Map 182**
(NAME) **13844 Old Hickory Boulevard**	(NAME)	**Parcel 13.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ESTATE OF CARL E. HINES, BY SHIRLEY ANN HINES, EXECUTRIX** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FATHLADIN YAHYA AND SHIEKEEBA DAOUD, HUSBAND AND WIFE; MAHER YAHYA, MARRIED AND GHIATH YAHYA, MARRIED,** 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 5th Civil District of Davidson County, described according to a survey made by E. L. Miller, Jr. and Co. dated on December 30, 1961, being part of the Porter Property located on Hobson Pike (Old Hickory Boulevard) and being the northerly part of Tract "D" in said survey, as follows:

BEGINNING at a spike in center of Hobson Road (Old Hickory Boulevard) at the northwest corner of the tract conveyed by Newman C. Shankle and wife, to Raymond N. Gregory, of record in Book 3672, page 129, Register's Office for Davidson County, Tennessee; thence with center of said Pike, North `70 deg. 05' West 150 to a point; thence continuing with the center of said Pike, North 13 deg. 10' West 200 feet to a point; thence continuing with center of said Pike, North 9 deg. West 64 feet to a spike, thence North 85 deg 30' West 698 feet to an iron pin in Woodard's west boundary line; thence with said boundary line, South 9 deg. 30' West 296 feet to an iron pin; thence North 84 deg. 30' East 550 feet to the beginning .

Being the same property conveyed to Carl E. Hines and wife, Frances J. Hines by deed from Newman C. Shankle and wife, Louise M. Shankle, of record in Book 3853, page 550, Register's Office for Davidson County, Tennessee. Frances J. Hines died March 10, 1989 thereby vesting title as Carl E. Hines, surviving tenant by the entirety. Carl E. Hines died October 18, 2007 appointing Shirley Ann Hines as Executrix of his Last Will and Testament in Probate Docket No. 08P653.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2010 real property taxes have been prorated and assumed by the grantee(s); (b) Subject to any and all existing easements, setback lines and restrictive covenants of record in said County.

unimproved ☐

This is improved ☒ property, known as **13844 Old Hickory Boulevard, Antioch, TN 37013**

(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 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 my hand this 9th day of April, 2010.

Estate of Carl E. Hines

By: Shirley Ann Hines

Shirley Ann Hines, Executrix

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Shirley Ann Hines,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Executrix of the Last Will and Testament of Charles E. Hines**, and who further acknowledged that she is authorized by said Will to execute the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 2010.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

Robert L. Scruggs

Notary Public