BILL GARRETT, Davidson County
Trans:T20110027413 DEEDWARR
Recvd: 05/09/11 10:05 2 pgs
Fees:13.00 Taxes:333.00
20110509-0035311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2011.

Notary Public

My commission expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert C. Williams and Nina H. Williams	**New Owner**	13500021900
2401 Smith Springs Road	**Same**	
Nashville, TN 37217		

FOR AND IN 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 ACKNOWLEDGE, WE,

Yasser Nagi, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert C. Williams and wife, Nina H. Williams

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 the Second Civil District of Davidson County, Tennessee, described as follows: Beginning at a stake on the line between Gardner's 111.93 acre tract and Andrew Johnson's tract at a point being the Southwest corner of a tract sold by Gardner to Irby Smith and running West 120 feet on said line to a point and fronting 120 feet on said line and running back North on parallel lines 699 feet, more or less, on the East line, (begin Irby Smith's West line), and 798 feet, more or less, on the West line of Smith Springs Road and fronting on said road, containing two acres, more or less. See also Deed Establishing a New Boundary of record in Book 6104, Page 406, of the Register's Office of Davidson County, Tennessee.

Included in the above description, but expressly excluded herefrom is the following tract, conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, in Book 8218, Page 963, of said Register's Office:

Beginning at a point on existing South right of way line of Smith Springs Road on the common line of Williams H. Ellis and David B. Matthews, said point being 19' South of center line survey station 59-02 and proceeding as follows:

1. Southwardly with the common line of William H. Ellis and David B. Matthews a distance of 6' to the new South right of way line of Smith Springs Road; thence,

2. Westwardly with a line 25' South of and parallel to the center line and with a 733.86' radius curve to the right a distance of 69.0'; thence,

3. South 31 degrees 28' 17" East 26.52; thence,

4. With a 716.17' radius curve to the left a distance of 78.0' to a point on the common line of William H. Ellis and Mable Ellis; thence,

5. Northwardly with the line between William H. and Mable Ellis a distance of 11' to a point on the existing South right of way line of Smith Springs Road that is 14' South of center line survey station 57-20; thence,

6. Eastwardly with the existing South right of way line of Smith Springs Road a distance of 178' to the point of beginning and containing 1580 square feet or 0.04 acres, more or less.

Also included but expressly excluded in this conveyance is that property containing 0.35 acres conveyed to Gary D. Vaughan and wife, Lynn S. Vaughan by deed from George E. Robinson and wife, Gail M. Robinson by deed dated January 18, 2001 and filed of record in Instrument Number 20010119-0005866, Register's Office for Davidson County, Tennessee.

Also included but expressly excluded from this conveyance is that property containing 0.45 acres conveyed to John D. Cain and wife, Janice M. Cain by deed from George E. Robinson and wife, Gail M. Robinson by deed dated January 18, 2001 and filed of record in Instrument Number 20010119-0005867, Register's Office for Davidson County, Tennessee.

Also included but expressly excluded from this conveyance is that property containing 0.43 acres conveyed to Mark E. Hasty and wife, Cindy L. Hasty by deed from George E. Robinson and wife, Gail M. Robinson by dated January 18, 2001 and filed of record in Instrument Number 20010119-0005868, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Penny Ellis Bradshaw and Janie Ellis Knight, in our capacity as co-executrixes and for the estate of Vivian R. Ellis to George E. Robinson and wife, Gail M. Robinson as recorded on the 11th day of September, 2000 in Instrument No. 20000911-0089601 and Warranty Deed from George E. Robinson and wife, Gail M. Robinson to Yasser Nagi, unmarried as recorded on the 2nd day of June, 2010 in Instrument No. 20100602-0042293, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book _____, Page _____, Register's Office for _____ County, Tennessee.

This is improved (__X__) unimproved (____) property known as 2401 Smith Springs Road, Nsahville, TN 37217.

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 in 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/our hand(s) this 29th day of April, 2011.

Yasser Nagi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Yasser Nagi , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2011.

Notary Public

My Commission Expires: DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013