WARRANTY DEED

Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires

State of Tennessee)
County of Davidson)

12-05-005-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of June, 2012

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SOWAR TOVI OSMAN AND HEIRIYA HASSAN, AND DANA TOVI	New owner	174-0-00
(NAME) 3180 Old Franklin Road	(NAME)	221.00
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **HELLEN MAXINE SULLIVAN, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SOWAR T. OSMAN AND HEIRIYA HASSAN, HUSBAND AND WIFE, AND DANA TOVI, A MARRIED PERSON**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract or parcel of land lying in the 32nd Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated May 3, 2004, as follows:

STARTING at an iron pin in the southerly margin of Old Franklin Road (50' right-of-way), said point being the most northwesterly corner of the Gerald Bonds Property of record in Deed Book 11559, page 96, Register's Office Davidson County, Tennessee, and being a northeasterly corner of the afore-said Johnson Property; Thence with said margin of Old Franklin Road, with a curve to the right having a radius of 18,811.70 feet through a central angle of 01 Degrees 08 Minutes 49 Seconds, an arc distance of 376.61 feet, a chord bearing of South 78 Degrees 47 Minutes 24 seconds West, a chord distance of 376.60 feet to a point; Thence South 79 Degrees 21 Minutes 48 Seconds West a distance of 99.16 feet to an iron pin set, the Point of Beginning of the herein-described tract; Thence with a new line, severing said Johnson Property, the following thirteen calls:
Thence South 10 Degrees 38 Minutes 12 Seconds East a distance of 105.82 feet to an iron pin set;
Thence South 42 Degrees 57 Minutes 42 Seconds East a distance of 380.00 feet to an iron pin set;
Thence South 07 Degrees 13 Minutes 10 Seconds East a distance of 160.00 feet to an iron pin set;
Thence South 37 Degrees 21 Minutes 48 Seconds West a distance of 305.16 feet to an iron pin set;
Thence South 77 Degrees 04 Minutes 23 Seconds West a distance of 147.53 feet to an iron pin set;
Thence South 46 Degrees 55 Minutes 34 Seconds West a distance of 123.47 feet to an iron pin set;
Thence North 43 Degrees 04 Minutes 26 Seconds West a distance of 215.57 feet to an iron pin set;
Thence along a curve to the right having a radius of 195.99 feet through a central angle of 19 Degrees 41 Minutes 14 Seconds, an arc distance of 67.35 feet, said curve having a chord direction of North 33 Degrees 13 Minutes 49 Seconds West and a chord length of 67.01 feet to an iron pin set; Thence North 23 Degrees 23 Minutes 12 Seconds West a distance of 168.24 feet to an iron pin set;
Thence North 66 Degrees 36 Minutes 48 Seconds East a distance of 125.23 feet to an iron pin set;
Thence North 29 Degrees 34 Minutes 53 Seconds West a distance of 116.08 feet to an iron pin set;
Thence North 49 Degrees 52 Minutes 48 Seconds West a distance of 232.85 feet to an iron pin set;
Thence North 10 Degrees 38 Minutes 12 Seconds West a distance of 137.30 feet to an iron pin set in the southerly margin of Old Franklin Road;
Thence with said margin of Old Franklin Road, North 79 Degrees 21 Minutes 48 Seconds East a distance of 526.09 feet to the Point of BEGINNING, containing 9.874 acres or 430,108 square feet, more or less.

BEING a portion of the property conveyed to Paul E. Johnson as evidenced by deed of record in Book 10972, page 168, Register's Office Davidson County, Tennessee.

IN ADDITION to the above property being transferred herein, the said Paul E. Johnson, Unmarried, as Grantor grants to the said Helen Maxine Sullivan, Unmarried, as Grantee, a perpetual easement for the use, access, maintenance and repair of the existing overflow field located on a portion of the property being retained by the Grantor and serving the dwelling on the property herein being conveyed. The subject easement shall run with the title to both the tract being conveyed herein and the tract being retained by the said Grantor and shall continue in time until the Grantee herein is connected to a public sewer. The said Grantor further grants to the Grantee the right to install (and/or have installed) a sewer line across a portion of the Grantor's remaining property, at a time established by the Grantee and at a location mutually agreed to by the said Grantor and Grantee. The said Grantor further grants to the said Grantee a perpetual easement for the installation, maintenance, repair and/or replacement of said sewer line across a portion of the Grantor's remaining property, said sewer line easement to run with the title to the respective tract of Grantor and Grantee.

BEING part of the same property conveyed to HELEN MAXINE SULLIVAN, UNMARRIED by Deed from PAUL E. JOHNSON, UNMARRIED, dated May 14, 2004, of record in Instrument No. 20040514-0057112, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **3180 Old Franklin Road, Cane Ridge, TN, 37013.**
(House Number) (Street) (City or Town) (State)

BILL GARRETT, Davidson County
Trans:T20120043512 DEEDWARR
Recvd: 06/13/12 10:41 2 pgs
Fees:13.00 Taxes:2035.00

20120613-0051608

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 6th day of June, 2012.

HELEN MAXINE SULLIVAN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HELEN MAXINE SULLIVAN, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2012.

My Commission Expires: 09/09/14

Notary Public

