WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120058692 DEEDWARR
Recvd: 08/08/12 10:05 2 pgs
Fees:13.00 Taxes:555.00
20120808-0070599

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hawkins and Melanie Hawkins	Primary Residential Mortgage	xx62xx-xx-xx700
(NAME)	(NAME)	
718 Harding Place	4750 West Wiley Post Way, #200	14604000500
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Salt Lake City, UT 84116	
(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, Sabah Badel and wife, Rahima Suleiman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Hawkins and wife, Melanie Hawkins, 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 Davidson County, Tennessee, being Lot No. 694 on the Plan of Caldwell Hall, Section X, of record in Book 3106, Page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

INCLUDED in the above description, but excluded from this conveyance is the following described property having been conveyed to the State of Tennessee by Warranty Deed from Brent J. Sellers, widower of Sandi Sellers, dated 7/23/98 and recorded 8/6/98 in Book 11054, Page 822, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the north existing right of way line of State Route 255 (Harding Place), said point being on the common property line between Harry J. Adams and Marilyn D. Adams and grantors herein and located 52.98 feet left of State Route 255 (Harding Place) survey centerline station 118+88.53, thence with said common property line North 24 degrees 54 minutes 51 seconds East a distance of 17 feet, more or less, to a point located 66 feet, more or less, left of survey centerline station 118+92, more or less, said point being in the north proposed right of way line of State Route 255 (Harding Place); thence with said proposed right of way line with a curve to the left having a radius of 213.00 feet an arc distance of 50 feet, more or less, to a point located 60.04 feet left of survey centerline station 119+52.17; thence continuing with said proposed right of way line with a curve to the left having a radius of 1,376.78 feet an arc distance of 55 feet, more or less, to a point located 60 feet left of survey centerline station 119+97, more or less, said point being on the common property line between Jamie H. Lacy and the grantors herein; thence with said common property line South 05 degrees 09 minutes 06 seconds West a distance of 17 feet, more or less, to a point located on the north existing right of way line of State Route 255 (Harding Place), said point being 42.81 feet left of survey centerline station 119+98.68; thence with said existing right of way line Southwesterly with a curve to the right having a radius of 1,480.00 feet an arc distance of 40.17 feet to a point located 42.53 feet left of survey centerline station 119+57.44; thence continuing with said existing right of way line with a curve to the right having a radius of 220.00 feet an arc distance of 69.99 feet to the POINT OF BEGINNING and containing 1,802 square feet, more or less.

Being the same property conveyed to Sabah Badel, by deed of record in Instrument Number 20080422-0041067 Register's Office for Davidson County, Tennessee. The said Sabah Badel is now married to Rahima Suleiman. Rahima Suleiman hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

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Subject to all matters as shown on Plan of Caldwell Hall of record in Book 3106, Page 79, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all other matters shown on plat of record in Book 3106, Page 79, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 718 Harding Place, Nashville, TN 37211

(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 6th day of August, 2012.

Sabah Badel by Ibrahim Suleiman (Atty in fact)
Sabah Badel by Ibrahim Suleiman, Attorney-in-Fact

Rahima Suleiman by Ibrahim Suleiman (Atty in fact)
Rahima Suleiman by Ibrahim Suleiman, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 6th day of August 2012 before me personally appeared Ibrahim Suleiman, the person who executed the foregoing instrument on behalf of Sabah Badel , and acknowledged that he executed the same as the free act and deed of the said Sabah Badel, through Power of Attorney granted 06/01/12 by the said Sabah Badel.

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

Commission expires:

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 6th day of August 2012 before me personally appeared Ibrahim Suleiman, the person who executed the foregoing instrument on behalf of Rahima Suleiman, and acknowledged that he executed the same as the free act and deed of the said Rahima Suleiman, through Power of Attorney granted 06/12/112 by the said Rahima Suleiman.

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

Commission expires:

Notary Public

Beth Hazelwood State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

*** Power of Attorney in Instrument #20120808-0070597 and Instrument #20120808-0070598 Register's Office said County.