THIS INSTRUMENT PREPARED BY: **VICKY V. KLEIN, ATTORNEY AT LAW**
223 Madison Street, Suite 102
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Madison, TN 37116-0608
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BILL GARRETT, Davidson County
Trans:T20120065602 DEEDWARR
Recvd: 08/31/12 14:20 2 pgs
Fees:13.00 Taxes:222.00
20120831-0079068

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$60,000.00.**

VICKY V. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 5, 2014

AFFIANT

Subscribed and sworn to before me, this 30th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: / / .

ADDRESS OF NEW OWNER(S)	SEND TAX BILL	MAP & PARCEL
Fadi Khayatt, et.al.	Same	Map/Parcel
232 Welch Rd.		13316021100
Nashville, Tn. 37211		

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **ERIN KNAPP WILLIAMS**, a married woman, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **FADI KHAYATT, a single person, and LARA KHAYATT, a single person, in equal shares as Joint Tenants with the right of survivorship and not as tenants in common**, hereinafter called the Grantee, their heirs and assigns, all of my interest in and to a certain tract or parcel of land situated in the Fifth (5th) Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 2 beginning on a stake in old road, E.J. Welch's northwest corner; thence running south 1 ½ degrees West 23 3/10 poles to the center of road, the northeast corner of Lot No. L; thence with said center, North 73 ½ degrees West 11 12/100 poles to a stake in said center, the northwest corner of Lot No. L; thence North 1 ½ degrees East 20 6/10 poles to a stake in old road, the northeast corner of Avenue; thence South 87 degrees East 11 poles to the beginning, containing by survey, 1 acre and 82 poles.

INCLUDED in the above described property but to be expressly excluded there from is the following described property; a strip of land from Station 33+00 to Station 35+80 having an average width of 11 feet and extending 20 feet on the right of the center line length 280 feet, acreage 0.07.

Parcel Two: Being a lot marked "Reserved Parcel "B" on the plan of Herbert Heights, Section 1, as of record in Book 3500, page 28, said Register's Office. SAID "Reserved Lot" fronts 73.01 feet on the northerly side of Welch Road and runs back between lines 135.42 feet on the westerly side and 148.38 feet on the easterly side to a point at the rear, said lot being triangular in shape.

Being the same property conveyed to Franklin N. Knapp, Jr., by Deed bearing Instrument Number 20090515-0044774, the same being recorded on May 5, 2009, and appearing of Record in the Register's Office for Davidson County, Tennessee. Franklin N. Knapp, Jr. died testate and unmarried on February 11, 2012, and the property then vested in fee in his devisee and only heir at law, Erin Knapp Williams.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as 232 Welch Road, Nashville, Tennessee 37211.

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, their heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Erin Knapp Williams is currently married to Alvin O. Dale Williams and warrants that the property herein conveyed has never been the residence of either or both of the parties.

Witness my hand this 30th day of August 2012.

Erin Knapp Williams

ERIN KNAPP WILLIAMS

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 **ERIN KNAPP WILLIAMS**, with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

WITNESS my hand, at office, this 30th day of August, 2012.

VICKI A. KLEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014

My Comission Expires:

NOTARY PUBLIC