BILL GARRETT, Davidson County
Trans:T20120066486 DEEDWARR
Recvd: 09/05/12 12:34 2 pgs
Fees:13.00 Taxes:2812.00

20120905-0080179

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $760,000.00

Affiant

Subscribed and sworn to before me, this 4 day of ~~August~~ Sept. 2012.

Notary Public

My commission expires: 6/16/13

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Samir Am Nagi, et al	**New Owner**	**Map 120-5, Parcel 198**
1211 Murfreesboro Road		
Nashville, Tennessee 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,

Gardner L. Dixon, II

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samir Am Nagi and Nabil Alabdi

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 all of Lot No. 1, on the Revised Danley Corporation Subdivision according to plat and survey of record in Book 4715, Page 37, in the Register of Deeds Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete description.

Being the same property conveyed to Gardner Lewis Dixon, II by Special Warranty Deed from Bank of America, N.A., A National Banking Association, of record in Instrument No. 20050920-0112867, Dated September 7, 2005, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and are assumed by the Grantees. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

Matters shown on the Plan of record in Plat Book 4715, Page 37, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 2796, page 604, and in Book 3798, page 722, Register's Office for Davidson County, Tennessee.

This is improved property known as 1211 Murfreesboro Road, Nashville, Tennessee 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 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/our hand(s) this 31st day of August, 2012.

Gardner Lewis Dixon, II

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Gardner Lewis Dixon, II, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of August, 2012.

A. Scott Hubbard

Notary Public

My Commission Expires: 2-19-13

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **120453SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027