BILL GARRETT, Davidson County
Trans:T20120089346 DEEDWARR
Recvd: 11/26/12 08:08 2 pgs
Fees:13.00 Taxes:3330.00

20121126-0107690

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

Subscribed and sworn to before me, this 19TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hani Alkifi and Waddah Alkaifi	SAME AS NEW OWNER (NAME)	04108003200
3700 Buena Vista Pike (ADDRESS)	(ADDRESS)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Marvin L. Winnett a married man and Marilyn Winnettt, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hani Alkifi and Waddah Alkaifi, hereinafter called the Grantees, their heirs and assigns, that 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. 1 ON THE PLAT OF THE FIRST REVISION OF LOT 1 CAUDLE-NIPP-WRIGHT SUBDIVISION OF RECORD BY INSTRUMENT NO. 20101110-0090342, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MARVIN L. WINNETT AND WIFE, MARILYN WINNETT BY DEED FROM NORMAN F. WINNETT AND WIFE, PAULINE WINNETT OF RECORD IN BOOK 4033, PAGE 140 AND BOOK 6168, PAGE 39, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PURSUANT TO THE FINAL DECREE DOCKET NO. 91D-4953, IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE SAID PROPERTY WAS DIVESTED FROM MARILYN WINNETT AND VESTED SOLELY IN MARVIN L. WINNETT. ALSO BEING A PORTION OF THE PROPERTY CONVEYED TO THOMAS WILBURN TOBBIT AND MARVIN LEONARD WYNNETTE BY DEED FROM JUNE A. CAUDLE OF RECORD IN BOOK 10275, PAGE 332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER CONVEYED TO MARVIN LEONARD WYNNETTE BY QUITCLAIM DEED FROM THOMAS WILBURN TOBBIT AND MARVIN LEONARD WYNNETTE OF RECORD BY INSTRUMENT NO. 20120531-0047093, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MARVIN LEONARD WYNNETTE AND MARVIN L. WINNETT BEING ONE AND THE SAME PERSON.

MARILYN WINNETT JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT SHE MAY HAVE IN SUBJECT PROPERTY, MARITAL OR OTHERWISE.

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

unimproved ( )
This is improved (X) property, known as 3918 Dickerson Pike, Nashville, TN 37207
(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

WARRANTY DEED
(Continued)

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 19th day of November, 2012.

Marvin L. Winnett

Marilyn Winnett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marvin L. Winnett a/k/a Marvin Leonard Wynnette, a married man and Marilyn Winnett, an unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2012.

Notary Public

My Commission Expires: 11/3/15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072