BILL GARRETT, Davidson County
Trans:T20120089976 DEEDWARR
Recvd: 11/27/12 08:15 2 pgs
Fees:13.00 Taxes:2405.00
20121127-0108542

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ahmad M. Nagi
532 Wheatfield Way
Nashville, Tennessee 37209

SEND TAX BILL TO:
Owner

Tax ID 163-00-0-273.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Leonard David Liddle, Jr., married**, has this day bargained and sold, and does hereby transfer and convey unto **Ahmad M. Nagi**, certain land situated in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon being more particularly described as follows:

PARCEL 1:

Being Lot No. 2, Section 7, Cloverleaf Estates, Recorded in Book 5200, Page 258, Register's Office for Davidson County, Tennessee,

Being the same property conveyed to Leonard David Liddle, Jr., married by deed from Henderson Corporation of record in Book 11373, Page 411, Register's Office for Davidson County, Tennessee.

PARCEL 2:

Together with the rights of ingress and egress as contained in that certain Driveway Easement Agreement dated May 26, 1998, and recorded June 10, 1998, in Book 10971, Page 739, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leonard David Liddle, Jr. married by Quitclaim Deed from Henderson Corporation, a Florida corporation, of record in Book 11373, Page 414, Register's Office for Davidson County, Tennessee.

PARCEL 3:

Together with the rights of ingress and egress as originally created in that certain instrument of record in Book 4189, Page 255, as modified and substituted in Book 5065, Page 189, and as conveyed by Deed of easement in Book 11080, Page 725, all in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leonard David Liddle, Jr., married, by Quitclaim Deed from Henderson Corporation, a Florida corporation, of record in Book 11373, Page 414, Register's Office for Davidson County, Tennessee.

This property is not the principal residence of Grantor therefore his spouse does not have to join in conveyance.

This is improved property known as: **5312 Cane Ridge Road, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

I COVENANT with the Grantee herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made Subject to all matters shown on the Plan of record in Plat Book 5200, Page 258, Register's Office for Davidson County, Tennessee. Restrictions in Book 10971, page 731, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of November, 2012.

Leonard David Liddle, Jr.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Leonard David Liddle, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 20th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires January 4, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $650,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of November, 2012.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires January 4, 2014