Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Ste. C
Hendersonville, TN 37075
12-0675R

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF November, 2012.

Notary Public

Commission Expiration: 3/22/16

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jad Ayesh	Jad Ayesh	18100014400
14095 Old Hickory Blvd.	14095 Old Hickory Blvd.	
Cane Ridge, TN 37013	Cane Ridge, TN 37013	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lawrence Nicks and wife, Brenda Nicks

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Motasem Ayesh

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A tract of land in the Fifth Civil District of Davidson County, TN, on the south side of Old Hickory Boulevard, being more fully described as follows:

Beginning at a PK nail in the centerline of Old Hickory Boulevard being 1417 feet, more or less, west of the west margin of Pettus Road; thence South 25 degrees 55' 21" West a distance of 957.84 feet to an iron pin in an old fence line; thence North 81 degrees 34' 33" West a distance of 78.50 feet with an old fence line to an iron pin; thence North 66 degrees 14' 49" West a distance of 155.24 feet with an old fence line to an iron pin; thence North 25 degrees 55' 21" East a distance of 923.33 feet to a PK nail in the centerline of Old Hickory Boulevard; thence with the centerline of Old Hickory Boulevard for the next three calls; South 79 degrees 19' 48" East a distance o 56.05 feet to a PK nail; thence with a curve to the left, having a radius of 10.782.19 feet a distance of 100.0 feet to a PK nail; thence South 79 degrees 51' 41; East a distance of 82.79 feet to the point of befginning and containing 5.00 acres, more or less, by survey by Ragan-Smith & Associates, Inc., dated October 18, 1978.

Being the same property conveyed to Lawrence Nicks and wife, Brenda Nicks from Roy L. Jones and wife, Katherine Jones by deed dated 07/28/1986 filed of record on 08/05/1986 in Book 6940, page 474, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **1642 Neelys Bend Road, Madison, TN 37115**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

Davidson County DEEDWARR
Recvd: 12/05/12 14:09 3 pgs
Fees:18.00 Taxes:280.28
20121205-0112082

Witness my hand this 30 day of November, 2012.

Lawrence Nicks

Lawrence Nicks

Brenda Nicks

Brenda Nicks

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lawrence Nicks and wife, Brenda Nicks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 30 day of November, 2012.

Notary Public

ROY C. FORNEY III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Commission Expiration:
3/22/14

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.