BILL GARRETT, Davidson County
Trans: T20130035343 DEEDWARR
Recvd: 04/30/13 09:30 2 pgs
Fees: 13.00 Taxes: 323.75

20130430-0042771

WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT13610293

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VICTORY TITLE & ESCROW, LLC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

MY COMMISSION EXPIRES: September 9, 2014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hassan Alshoweily	Same	148-03-0-029.00
(NAME)	(NAME)	
3504 Saindon Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gary Poland, as Executor of the Estate of Johnny R. Poland**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Hassan Alshoweily**, hereinafter called the GRANTEE(S), their heirs and/or 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. 207, on the Plan of CHEROKEE HILLS, SECTION TWO, as shown by plat appearing of record in Plat Book 3106, Page 149 **(erroneously referenced as Plat Book 3106, Page 106 on prior deed)**, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Johnny R. Poland and wife, Joyce A. Poland by Warranty Deed dated May 1, 1974, from Robert H. Springer and wife, Dianne K. Springer and filed for record on May 3, 1974, in Book 4811, Page 791, Register's Office for Davidson County, Tennessee. The said Johnny R. Poland having since died, and being unmarried at the time of death. All rights and interest in the above described property where conveyed unto Gary Poland, Executor, by Last Will and Testament of Johnny Ray Poland, of record in Docket No. 12P-1245, in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville,(Probate Division).

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 179 Luna Drive, Nashville, TN 37211-4137
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said

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(S), their heirs and/or 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 hand this 22nd day of April, 2013.

Executor

Gary Poland, Executor for the
Estate of Johnny Ray Poland

State of Tennessee
County of Williamson

Personally appeared before me Gary Poland, Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of April, 2013.

Notary Public
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067