WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045427 DEEDWARR
Recvd: 05/31/13 11:22 2 pgs
Fees:13.00 Taxes:471.75
20130531-0055063

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Khaldoun Kailani and Ali Norbash	Khaldoun Kailani	08116039200; 08116038900; 08116038800
(NAME)	(NAME)	
7402 George E. Horn Rd.	7402 George E. Horn Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KHALDOUN KAILANI AND ALI NORBASH, A ONE-HALF INTEREST EACH AS TENANTS IN COMMON , 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:

1006-1008 Jefferson Street, Nashville, Tennessee 37218:

LAND LOCATED IN THE 20th Councilmanic District of Nashville, Davidson County, Tennessee on the northerly margin of Jefferson Street, 69.65 feet west of 10th Avenue North, being part of Lot No. 149, D. T. McGavock's First Addition, recorded in Book 10, Pages 606-608, Register's Office for Davidson County, Tennessee, being bounded on the North by Smith, on the East by Smith, on the South by Jefferson Street, and on the West by Shannon and Smith, described according to a boundary survey dated 7/17/03 by Campbell, McRae and Associates Surveying, Inc. (John Hood TN R.L.S. # 1838), as follows:

BEGINNING at a P.K. nail (new) on the northerly margin of Jefferson Street, said nail being located S 69 deg. 34' 55" W 69.65 feet (69', more or less, on adjoiner's deed) from the westerly margin of 10th Avenue North and being the southwest corner of the Victor Con Smith, Jr. land (Book 5890, Page 106, Register's Office for Davidson County, Tennessee); thence with said northerly margin of Jefferson Street, S 69 deg. 34' 55" W 30.28 feet to an iron rod (new) at the southeast corner of the Albert J. Shannon land (Book 5581, Page 846, R.O.D.C., TN); thence leaving said Jefferson Street with said Shannon land, N 30 deg 40' 10" W (passing said Shannon's northeast corner), for a total distance of 91.00 feet (90 feet by previous deed) to an iron rod (old) in the easterly line of Victor C. Smith, Jr. (Book 8181, Page 294, R.O.D.C., TN), and at the southwest corner of the Victor Con Smith, Jr. land (Book 5890, Page 106, R.O.D.C., TN); thence with Smith's said southerly line, S 69 deg. 48' 46" E 36.12 feet to an iron rod (new) in the westerly line of said Victor Con Smith, Jr. (Book 5890, Page 106, R. O. D. C., TN); thence with said Smith, S 27 deg. 01' 38" E 90 feet to the point of beginning, containing 2,969.51 sq. ft. or 0.068 acres, more or less.

Being the same property conveyed to Melvin Jai Smith by Warranty Deed from Faye C. Kimbrough, Lillian C. Collins and Phyllis C. Lett which deed is dated July 29, 2003 and recorded as Instrument No. 20030814-0117475 in the Register's Office for Davidson County, Tennessee.

1010 Jefferson Street, Nashville, Tennessee 37218:

LAND IN DAVIDSON COUNTY, TENNESSEE, being the easterly half of Lot No. 150 in D. T. McGavock's First Addition to Nashville, a plan of which is of record in Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee.

Said easterly half of Lot No. 150 fronts 50 feet on the northerly side of Jefferson Street, and runs back between parallel lines 175 feet, more or less, to the southerly margin of Madison Street. (Metropolitan Planning

Department records show lot to be 50 ft. x 75 feet)

Being the same property conveyed to Melvin J. Smith by Warranty Deed from Victor C. Smith, Jr. which deed is dated October 17, 2003 and recorded as Instrument No. 20031022-0155812 in the Register's Office for Davidson County, Tennessee.

1012 Jefferson Street, Nashville, Tennessee 37218:

LAND IN DAVIDSON COUNTY, TENNESSEE, being a part of Lot No. 150 in D. T. McGavock's First Addition to Nashville, a plan of which is of record in Plat Book 10, Pages 606-609, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Jefferson Street, at the corner of Lots Nos. 150 and 151 on said plan; thence northerly along the dividing line between Lots 150 and 151, 115 feet, more or less, to the southwest corner of the Alice Riddick property; thence easterly and along the rear line of Alice Riddick's property and being in all 50 feet to a point; thence southerly on a line parallel to the dividing line between Lots Nos. 150 and 151, 115 feet, more or less, to a point on Jefferson Street; thence westerly along the north margin of Jefferson Street, 50 feet to the point of beginning.

Being the same property conveyed to Melvin Jacinta Smith by Warranty Deed from Leo P. Sam, Jr. and Harold Jude Smith, as tenants in common, which deed is dated June 21, 2005 and recorded as Instrument No. 20050630-0075344 in the Register's Office for Davidson County, Tennessee and re-recorded as Instrument No. 20050721-0084867, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF D. T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE OF RECORD IN BOOK 10, PAGES 606-609, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO ANY MATTERS SET FORTH ON A SURVEY DATED 7/17/03 BY CAMPBELL, MCRAE AND ASSOCIATES, INC.

ALL ABOVE TRACTS ARE THE SAME PROPERTY CONVEYED TO EMERALD CREEK PROPERTIES, A GENERAL PARTNERSHIP BY WARRANTY DEED FROM MELVIN JACINTA SMITH, aka MELVIN JAI SMITH, aka MELVIN J. SMITH, WHICH DEED IS BEING RECORDDED SIMULTANEOUSLY HEREWITH IN THE REGISTER"S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AS INSTRUMENT NO. V20130531055062

unimproved ☐

This is improved ☑ property, known as 1010 Jefferson Street, Nashville, TN 37208
1012 Jefferson Street, Nashville, TN 37208
1006-1008 Jefferson Street, Nashville, TN 37208

(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 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 hand this 30th day of May, 2013.

EMERALD CREEK PROPERTIES
A GENERAL PARTNERSHIP

By: _____
Greg K. Self, General Partner

By: _____
Heather L. Self, General Partner

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Greg K. Self and Heather L. Self, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the partner(s) of **Emerald Creek Properties**, the within named bargainor, a partnership, and they as such partner(s) executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as partner(s).

WITNESS my hand and seal this 30th day of May, 2013.

My Commission Expires:
March 03, 2014

Notary Public, _____

GREGORY L. DEANIT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY