BILL GARRETT, Davidson County
Trans:T20130056038 DEEDWARR
Recvd: 07/02/13 09:03 2 pgs
Fees:13.00 Taxes:1017.50
20130702-0068026

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #13628zw

FROM: LOUIS BRINK, EXECUTOR OF THE WALTER F. BRINK ESTATE
TO: WALID AL-NIMRI AND WIFE, JOYCE AL-NIMRI

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100--- ($275,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, LOUIS BRINK, EXECUTOR OF THE WALTER F. BRINK ESTATE,WALTER F. BRINK, DECEASED, UNDER THE TERMS OF HIS LAST WILL, has bargained and sold, and by these presents, do transfer and convey unto the said WALID AL-NIMRI AND WIFE, JOYCE AL-NIMRI, their heirs and assigns, a certain tract or parcel of land located Davidson County, Tennessee, being more fully described as follows:

A certain tract or parcel of land in the 15th Civil District, formerly 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being the northerly part of Lot No. 22, lots Nos. 23, 24 ,25, 26, 27 and the southerly part of Lot No. 28 on the Map showing subdivision of Lots Nos. 1 and 2, 55 to 59 inclusive, and 100 to 104 inclusive on the plan of Maynor Place, as of record in Book 843, Page 31, Register's Office for said County. SAID Lots 23 to 27 inclusive front 25 feet each on the westerly side of Gallatin Pike and run back between parallel lines 163 ¼ feet to a dead line. SAID part of Lot No. 22 is described as follows: BEGGINNING at a point in the westerly margin of Gallatin Pike, said point being fixed and being in line with the middle of the partnership wall of a building located on said property, said wall being the southerly wall of said building, and said point being 9 ½ feet, more or less, northerly from the corner of Lots 21 and 22; thence westerly and parallel to the line between Lots 21 and 22 and along said party wall 163 ¼ feet to a point; thence northerly and along west line of Lot No. 22, 15 ½ feet more or less to the rear corner of Lots 22 and 23; thence easterly along the line between Lots 22 and 23 to a point in the westerly margin of Gallatin Pike; thence southerly along the westerly margin of Gallatin Pike 15 ½ feet, more or less, to the point of beginning SAID part of Lot No. 28 is described as follows: BEGINNING at a point in the westerly margin of Gallatin Pike at the corner of Lots 27 and 28; thence with the line between said Lots 163 ½ feet to a point; thence northerly along west line of Lot No. 28, 7 feet to a point; thence easterly and parallel with the line between Lots 27 and 28, 163 ¼ feet to a point in the westerly margin of Gallatin Pike; thence southerly to the point of beginning.

Also conveyed herewith and subject to the rights of use by others is that certain 16 foot easement for ingress and egress at the rear of Lots 19, 20, 21, and at the rear of the southerly 9 ½ feet, more or less, of Lot No. 22; said Lots Nos. 19, 20, 21 and part of Lot No. 22 also being on the Map showing subdivision of Lots Nos. 1 and 2, Lots 55 to 59 inclusive, and 100 to 104 inclusive, on the Plan of Maynor Place, as of record in Book 843, Page 31, Register's Office for said County; which said easement is mentioned and described in two deeds, one being of record in Book 1910, page 631, and the other being of record in book 2275, Page 614, said Register's Office. Said easement is owned by grantor by virtue of said deeds and the Will of Ronald Henry Gowans, Deceased, of record in Will Book 108, page 516, Probate Court Clerk's Office for Davidson County, Tennessee.

This being the property conveyed to Walter F. Brink by Installment Deed from Margaret C. Gowans, dated January 17th, 2004, of record in Book 4781, page 368, Register's Office of Davidson County, Tennessee. The said Walter F. Brink has since died on May 11, 2012 leaving Louis Brink as Executor with full authority to convey said property under the terms of his last will submitted to probate in the Seventh Circuit Court for Davidson County, TN, No. 12P989.

PREPARED BY INFORMATION SUPPLIED BY PARTIES. NO TITLE SEARCH REQEUESTED.

MAP AND PARCEL : 072-06-0-045.00 AND 072-02-0-034.00

PROPERTY ADDRESS: 3245 **(Improved)** AND 3251 **(Unimproved)** GALLATIN PIKE, NASHVILLE, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said WALID AL-NIMRI AND WIFE, JOYCE AL-NIMRI, their heirs and assigns forever. And I do covenant with the said WALID AL-NIMRI AND WIFE, JOYCE AL-NIMRI, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for rights of others in and to the easement set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to WALID AL-NIMRI AND WIFE, JOYCE AL-NIMRI, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 28th DAY OF JUNE, 2013.

THE ESTATE OF WALTER F. BRINK

Louis H. Brink

LOUIS BRINK, EXECUTOR

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 28th day of June, 2013, before me personally appeared LOUIS BRINK, EXECUTOR OF THE WALTER F. BRINK ESTATE, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

PAM COPELAND NOTARY PUBLIC STATE OF TENNESSEE LAWRENCE COUNTY

Pam Copeland

NOTARY PUBLIC
My Commission Expires: 5/26/15

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Walid Al-Nimri

AFFIANT

Subscribed and sworn to before me this _____ day of June, 2013.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SEAL

NOTARY PUBLIC
My Commission Expires: 10-28-2015

NEW OWNER(S): WALID AL-NIMRI AND WIFE, JOYCE AL-NIMRI
ADDRESS: 302 Rolling Hill Rd., Old Hickory, TN 37138

SEND TAX BILLS TO:
Same

MAIL RECORDED DOCUMENT TO:
Closing and Title Services, Inc
533 Rivergate Pkwy., Goodlettsville, TN 37072