BILL GARRETT, Davidson County
Trans:T20130062026 DEEDWARR
Recvd: 07/22/13 09:22 2 pgs
Fees:13.00 Taxes:647.50
20130722-0075274

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALID AL-NIMRI, ET UX	[SAME]	72-06-44.00
(NAME)	(NAME)	After Recording RETURN TO:
302 ROLLING MILL ROAD		Closing & Title Services, Inc.
(ADDRESS)	(ADDRESS)	533 Rivergate Parkway
OLD HICKORY, TN 37138		Goodlettsville, TN 37072-2027
(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, **WILLIAM A. PERRY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALID AL-NIMRI and wife, JOYCE AL-NIMRI**, 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:

Land in Davidson County, Tennessee, being Lots Nos. 19, 20, 21 and the southerly part of Lot No. 22 on the Map showing Subdivision of certain lots in Maynor Place, as of record in Book 843, Page 31, Register's Office for said County, described together as follows:

Beginning at the northwest corner of the Gallatin Pike and Iverson Avenue; thence with the westerly margin of said Pike, northwardly 84 ½ feet, more or less, to the southeast corner of the property conveyed to J.M. Gowans and R. H. Gowans, by deed from William Randolph Dunn and wife, of record in Book 1910, Page 631, said Register's Office; thence with the southerly line of said Gowans property, westwardly 163 ¼ feet; thence southwardly 84 ½ feet more or less, to the northerly margin of Iverson Avenue; thence with said Avenue, eastwardly 163 ¼ feet to the beginning.

Being the same property conveyed to WILLIAM A. PERRY by Quitclaim deed from JANETTE L. PERRY, of record in Book 8037, Page 108, Register's Office for Davidson County, Tennessee, and originally in Book 6062, Page 260, said Register's Office.

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.

This is the same legal description as on the previous Deed of record.

This is improved commercial property and is not the principal place of residence of the Grantor.

2013 Metropolitan Government property taxes are assumed by the Grantees, and they shall be responsible for the payment thereof when due and payable.

This is improved property, known as 3237 GALLATIN PIKE, NASHVILLE, TN 37216
(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 I do covenant with the said GRANTEES 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, unless otherwise herein set out; and I do further covenant and bind myself, my 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 19th day of July, 2013.

William A. Perry
WILLIAM A. PERRY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, WILLIAM A. PERRY, the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of July, 2013.

Commission expires: 10-28-2015

Notary Public

