WARRANTY DEED

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2014~~ 7-5-16

(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

Davidson County DEEDWARR
Recvd: 08/16/13 15:56 3 pgs
Fees:18.00 Taxes:392.20
20130816-0086536

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adel Gayed	Same As New Owner	09203040300
(NAME)	(NAME)	
701 Ansley Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Melvin J. Smith, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADEL GAYED AND WIFE, SALWA S. SUROR, 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:

Certain parcels or tracts of land located in Davidson County, Tennessee, described as follows:

TRACT ONE:
That part of Lots 3 and 4 lying easterly of a line parallel with and 50 feet easterly from the centerline of the Illinois Central Railroad Company 's main tract, all in J. A. Jowett's Subdivision of Lot No. 3 (erroneously spelled as Jewett in former deeds in chain of title) as of record in Book 57, Page 67, in the Register's Office for Davidson County, Tennessee.

TRACT TWO:
Being part of the old Illinois Central Gulf Railroad Company right-of-way (aka the MAC&N Railroad) and more specifically being approximately 297 square feet, more or less, of the railroad property as outlined in a drawing which is an Exhibit to Tennessee Special Warranty of record in Book 7988, Page 596, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melvin J. Smith by Warranty Deed from Felix Osa-Oni, which deed is dated February 3, 2006 and recorded as Instrument No. 20060206-0014176 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THOSE MATTERS SET FORTH ON THE PLAN OF J. A. JOWETT'S SUBD. OF LOT NO. 3 OF RECORD IN BOOK 57, PAGE 67, SAID REGISTER'S OFFICE AND SUBJECT TO THE RAILROAD RIGHT-OF-WAY ; FURTHER SUBJECT TO THOSE COAL, OIL, GAS, ORES AND OTHER MINERAL RIGHTS AS RETAINED IN A DEED OF RECORD IN BOOK 4551, PAGE 262, SAID REGISTER'S OFFICE.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ☐

This is improved ☑ property, known as 2037 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 15th day of August, 2013.

Mevlin J. Smith

STATE OF TENNESSEE

COUNTY OF Davidson

On this 15th day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mevlin J. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

DIANE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

