File Box 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081414 DEEDWARR
Recvd: 09/19/13 14:36 2 pgs
Fees:13.00 Taxes:85.10

20130919-0098950

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Albert Doss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN, 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert Doss	NEW OWNERS	04134000200
(NAME)	(NAME)	
519 E. Maple Street	PO Box 68051-06	04314000300
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville TN 37206	
(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, WE, **Hala Salem**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Albert Doss**, 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:

TRACT NO. 1: 533 Old Hickory Boulevard, Madison, TN 37115 (Tax ID 04314000200)

Land in the Eleventh Civil District of Davidson County, Tennessee, being Lot No. 9 on the map of B. F. Bixler Subdivision, not of record and described as follows:

According to a survey made by John Wilkes, Civil Engineer, dated 11/22/34, said Lot No. 9 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines, parallel with and 320 feet west of the westerly margin of Hankins Street, 200 feet to the southerly line of Lot No. 20.

TRACT NO. 2: 0 Old Hickory Boulevard, Madison, TN 37115 (Tax ID 04314000300)

Land in the Eleventh Civil District of Davidson County, Tennessee, being the western half of Lot No. 10 on the map of B. F. Bixler Subdivision, not of record and described as follows:

Said half of Lot 10 fronts 50 feet on the North side of Old Hickory Boulevard and runs back between parallel lines 200 feet to a dead line.

Being part of the same property conveyed to Sayel Yaquob Salem by deed from Wood Motor Company of record in Instr. No. 20060428-0048950, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to **Hala Salem** by deed from Sayel Yaquob Salem of record in Instr. No. 20100309-001867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2013 taxes, prorated and assumed by the Grantees; any and all easements located on the property.
This property is being sold as is.

unimproved ☒

This is improved ☐ property, known as 0 and 533 Old Hickory Boulevard, Madison, TN 37115

(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 17th day of September, 2013.

Hala Salem by Steve Kiki Attorney in Fact

Hala Salem by: Steve Kiki, Attorney-in-Fact, of record in Instr. No. 20100309-0018066, RODC, TN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Steve Kiki, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath that he is the Attorney-in-Fact for Hala Salem (of record in Instr. No. 20100309-0018066 RODC, TN), and as such Attorney-in-Fact is authorized to executed the instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of September, 2013.

Commission expires: October 5, 2015

Ann B. Waddell, Notary Public

