WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100597 DEEDWARR
Recvd: 11/27/13 14:46 2 pgs
Fees:13.00 Taxes:270.10
20131127-0121946

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. King	Billy R. King	149-00-0-179.00
(NAME) 567 Bell Road	(NAME) 457 Bell Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville TN 37217	
(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, Muhammad Qandil and Sadaf Ali, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. King, 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:

All that certain parcel of land situate in the County of Davidson, State of Tennessee being known and designated as follows:

Lot No. 1 on the plan of Wildwood Acres, Section 1, as of record in Book 3500, Page 147, Register's Office for said County and also a small strip of land, being part of Home Tract "A" on said plat, lying west of said Lot No. 1, described together as follows:

Beginning on the westerly margin of Bell Road at the corner of Lots Nos. 1 and 2; thence with the line between said two lots, westerly 353 feet; thence north 5° 41' west 161.49 feet; thence south 87° 15' east 353 feet to the westerly margin of Bell Road; thence with the same, southerly 119 feet to the beginning.

Being the same property conveyed to Muhammad Qandil and Sadaf Ali, husband and wife, by deed of record in Instrument Number 20050621-0071189, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Wildwood Acres, Section 1 of record in Book 3500, Page 147, Register's Office for Davidson County, Tennessee. Covenants of record in Book 3889, Page 622, Register's Office for Davidson County, Tennessee. Easement of record in Book 8461, Page 419, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Book 3500, Page 147, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 567 Bell Road, Antioch, TN 37013
(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 our hands this 22nd day of November, 2013.

Muhammad Qandil

Sadaf Ali

STATE OF Rhode Island
COUNTY OF Providence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Muhammad Qandil and Sadaf Ali, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 22nd day of November, 2013.

Commission expires:

ELIAS URIZAR
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES JUNE 4, 2016

Notary Public

ELIAS URIZAR NOTARY PUBLIC STATE OF RHODE ISLAND