BILL GARRETT, Davidson County
Trans:T20140018174 DEEDWARR
Recvd: 03/18/14 14:15 3 pgs
Fees:18.00 Taxes:370.00
20140318-0022435

Return to: Southern Land Title & Escrow, Inc.
P.O. Box 217
Nolensville, TN 37135
615-776-7461

#1111

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ali A. Amad and wife, Jihan S. Sadi	(NEW OWNERS)	Map 181-00-0-
5724 Cedar Ash Crossing		Parcel 194.00
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., 9927 Sam Donald Court, Ste B, P.O. Box 217, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Thomas Anthony Yates, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Ali A. Amad and wife, Jihan S. Sadi,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to Thomas Anthony Yates by quitclaim deed dated June 1st, 1987 from Patricia Clark Yates, Executrix of The Estate of Thomas Clark recorded in Book 7258, page 75, said Register's Office.

This is the same description as used in the last deed of record.

This is not the personal, primary or marital residence of Grantor, his spouse and/or any dependents.

This conveyance is subject to the following:

1. **2014 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Easement for the flow of an unnamed body of water.**
3. **Water rights as shown in Deed 4564, page 26, re-recorded in Book 4565, page 464, said Register's Office, if applicable.**
4. **Any and all matters according to a survey dated March, 1987 and prepared by Robert J. Morris, RLS#748.**

This is unimproved property commonly known as **6210 Pettus Road, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me this 14th day of March, 2014

Notary public:

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 01/13/2015

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of March, 2014.

Thomas Anthony Yates

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Anthony Yates** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument.
WITNESS my hand and official seal at Nolensville, Tennessee, this 14th day of March, 2014.

Notary Public
My Commission Expires: 01/13/2015

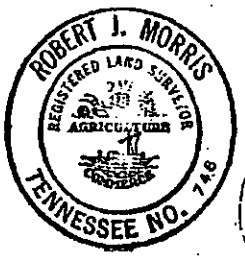
JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT "A"

A parcel of land in the 31rst Councilmanic District, formerly the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Robert J. Morris, March 1987, as follows:

Beginning at an iron pin set in the Easterly margin of Pettus Road, said iron pin being 139.42' in a Northerly direction from a concrete monument set in the Northwest corner of a cemetery, N 17°05'34" E, with the margin of Pettus Road 139.42' to an iron pin, thence S 84°21'55" E, 650.00' to an iron pin, thence S 5°36'01" W, 148.31' to an iron pin, thence S 83°48'51" E, 593.15' to an iron pin set in a fence line, thence with fence line S 5°02'56" W, 264.47'to an existing iron pin, thence N 78°52'27" W 78.72' to an iron pin, thence N 78°55'29" W 396.66' to an iron pin, thence N 78°30'19" W 218.28' to an iron pin, thence N 84°46'48" W 9.90' to an iron pin, thence N 1°28'40" W 51.39' to an iron pin set in the bed of a small stream, thence with stream N 19°27'22" E 102.81' to an iron pin set in stream bed, thence 19°06'56" E 70.81' to an iron pin set in a drill hole in rock of said stream bed, thence leaving said stream N 84°51'23" W 608.07' to an iron pin, being the point of beginning, containing 5.78 acres.

Anthony Yates Description



Robert J. Morris