BILL GARRETT, Davidson County
Trans:T20140023567 DEEDWARR
Recvd: 04/08/14 09:04 3 pgs
Fees:18.00 Taxes:407.00

20140408-0029146

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$110,000.00~~

Affiant

Subscribed and sworn to before me, this 4TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nesuan Naif Chalky	Same as new owner	05000006500 & 05000006400
	(NAME)	
618 Harding Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Alfred Leon Gibbs Family Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nesuan Naif Chalky, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1
LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:
BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF DICKERSON ROAD, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHWEST CORNER OF THE CORDELL MOSS PROPERTY OF RECORD IN BOOK 8655, PAGE 945, R.O.D.C., TN; THENCE WITH THE MARGIN OF SAID DICKERSON ROAD NORTH 10 DEGREES 44 MINUTES 27 SECONDS WEST 50.00 FEET TO AN IRON PIN; THENCE LEAVING THE MARGIN OF DICKERSON ROAD SOUTH 85 DEGREES 49 MINUTES 52 SECONDS EAST 289.50 FEET TO AN IRON PIN; THENCE SOUTH 80 DEGREES 32 MINUTES 01 SECONDS EAST 182.97 FEET TO AN IRON PIN; THENCE SOUTH 54 DEGREES 06 MINUTES 16 SECONDS EAST 196.30 FEET TO AN IRON PIN; THENCE SOUTH 88 DEGREES 15 MINUTES 19 SECONDS EAST 656.56 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 302.27 FEET TO AN IRON PIN; THENCE WITH THE LINE OF THE HORACE GOODRICH PROPERTY OF RECORD IN BOOK 7454, PAGE 103, R.O.D.C., TN.; NORTH 88 DEGREES 40 MINUTES 09 SECONDS WEST 224.72 FEET TO AN IRON PIN; THENCE LEAVING GOODRICH LINE NORTH 13 DEGREES 34 MINUTES 46 SECONDS WEST 115.00 FEET TO AN IRON PIN; THENCE SOUTH 76 DEGREES 29 MINUTES 04 SECONDS WEST 29.75 FEET TO AN IRON PIN; THENCE NORTH 13 DEGREES 34 MINUTES 46 SECONDS WEST 249.50 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 59 MINUTES 20 SECONDS WEST 99.10 FEET TO AN IRON PIN; THENCE NORTH 12 DEGREES 02 MINUTES 22 SECONDS WEST 52.58 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 28 MINUTES 56 SECONDS WEST 124.00 FEET TO AN IRON PIN; THENCE NORTH 10 DEGREES 37 MINUTES 21 SECONDS WEST 10.37 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREE 41 MINUTES 28 SECONDS WEST 178.86 FEET TO THE POINT OF BEGINNING, CONTAINING 6.38 ACRES MORE OR LESS.

TRACT 2
LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE EASTERLY MARGIN OF DICKERSON ROAD., SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE SOUTHWEST CORNER OF THE JOEL HEMPHILL PROPERTY OF RECORD IN BOOK 7610, PAGE 135, R.O.D.C., TN.; THENCE WITH HEMPHILL'S LINE AND LEAVING THE MARGIN OF DICKERSON ROAD NORTH 89 DEGREES 56 MINUTES 32 SECONDS EAST 478.45 FEET TO AN IRON PIN AT A FENCED CORNER; THENCE WITH THE FENCE NORTH 02 DEGREES 01 MINUTES 28 SECONDS WEST 91.16 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE

WARRANTY DEED
(Continued)

SOUTH 87 DEGREES 51 MINUTES 03 SECONDS EAST 834.20 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 302.28 FEET TO AN IRON PIN; THENCE SEVERING THE MCCLELLAN PROPERTY NORTH 88 DEGREES 15 MINUTES 19 SECONDS WEST 656.56 FEET TO AN IRON PIN; THENCE NORTH 54 DEGREES 06 MINUTES 16 SECONDS WEST 196.30 FEET TO AN IRON PIN; THENCE NORTH 80 DEGREES 32 MINUTES 01 SECONDS WEST 182.97 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 49 MINUTES 52 SECONDS WEST 289.50 FEET TO AN IRON PIN ON THE EASTERLY MARGIN OF DICKERSON ROAD; THENCE WITH THE EASTERLY MARGIN OF DICKERSON ROAD NORTH 10 DEGREES 44 MINUTES 27 SECONDS WEST 56.43 FEET TO THE POINT OF BEGINNING, CONTAINING 6.39 ACRES MORE OR LESS.

TRACT 3
LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR, #1823 DATED NOVEMBER 18, 1993 AND KNOWN AS JOB NO: 930450 AS FOLLOWS:
BEGINNING AT AN IRON PIN SET AT A FENCE CORNER, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING 478.45 FEET EASTERLY FROM THE EASTERLY MARGIN OF DICKERSON ROAD AND ALSO BEING THE SOUTHEAST CORNER OF THE JOEL HEMPHILL PROPERTY OF RECORD IN BOOK 7610, PAGE 135, R.O.D.C., TN.; THENCE WITH HEMPHILL'S LINE NORTH 02 DEGREES 01 MINUTES 28 SECONDS WEST 91.16 FEET TO AN IRON PIN AT A FENCE CORNER; THENCE LEAVING HEMPHILL'S LINE SOUTH 87 DEGREES 51 MINUTES 03 SECONDS EAST 834.20 FEET TO AN IRON PIN; THENCE SOUTH 02 DEGREES 37 MINUTES 25 SECONDS WEST 93.05 FEET TO A POINT; THENCE NORTH 87 DEGREES 42 MINUTES 10 SECONDS WEST 826.80 FEET TO THE POINT OF BEGINNING CONTAINING 1.75 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN B. GIBBS FROM JOHN B. GIBBS AND WIFE, BETTY L. GIBBS, BY QUITCLAIM DEED OF RECORD IN BOOK 9342, PAGE 195, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHN B. GIBBS HAVING SINCE DIED AND WAS SURVIVED BY WIFE, BETTY L. GIBBS. BY THE WILL OF JOHN B. GIBBS OF RECORD IN WILL BOOK 197, PAGE 185, SEVENTH CIRCUIT COURT, PROBATE DIVISION FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY WAS CONVEYED TO BETTY L. GIBBS. BETTY L. GIBBS HAVING SINCE DIED. BY THE WILL OF BETTY L. GIBBS OF RECORD IN WILL BOOK 201, PAGE 176, SEVENTH CIRCUIT COURT, PROBATE DIVISION FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY WAS CONVEYED TO ALFRED LEON GIBBS. SAID ALFRED LEON GIBBS HAVING SINCE DIED. JUDY A. GIBBS HAVING BEEN NAMED PERSONAL REPRESENTATIVE OF THE ESTATE OF ALFRED LEON GIBBS BY WILL OF RECORD IN WILL BOOK 213, PAGE 226, SEVENTH CIRCUIT COURT, PROBATE DIVISION, DAVIDSON COUNTY, TENNESSEE. CASE 05P-1217, CLOSED 8/11/05. GRANTOR IS A TESTAMENTARY TRUST CREATED IN SAID WILL, WHICH APPOINTED JUDY A. GIBBS AS TRUSTEE, WITH AUTHORITY TO CONVEY REAL PROPERTY. AND FURTHER CONVEYED TO ALFRED LEON GIBBS FAMILY TRUST BY DEED FROM JUDY A. GIBBS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALFRED LEON GIBBS, DECEASED, OF RECORD IN BOOK 11199, PAGE 84, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3539 & 0 Dickerson Pike, Nashville, TN 37207
(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/our hand(s) this 4th day of April, 2014.

WARRANTY DEED
(Continued)

Alfred Leon Gibbs Family Trust

By: Judy A. Gibbs, Trustee
Judy A. Gibbs, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy A. Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Trustee of Alfred Leon Gibbs Family Trust, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 4th day of April, 2014.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072