WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030140 DEEDWARR
Recvd: 05/02/14 09:28 2 pgs
Fees:13.00 Taxes:999.00

20140502-0037173

State of Tennessee)
County of Davidson)

G#25956-2

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2014.

Notary Public

My commission expires: 6/18/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TARA MICHELLE TOLBERT

THIS INSTRUMENT WAS PREPARED BY:
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shawkat Hussein and Haifaa Qasim	**Wilson Bank & Trust**	**17500006700**
4031 Maxwell Road	**1436 W Main Street**	
Antioch, TN 37013	**Lebanon, TN 37087**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Mary Stringfield, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shawkat Hussein and wife, Haifaa Qasim

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:

BEING a tract of land in the 31st Councilmanic District, Davidson County, Tennessee, as surveyed by G. Barry Greer, October, 1971, and John D. McCormick, July 13, 1974, and more particularly described according to a composite drawing by Southern Land & Associates, Inc., as follows:

BEGINNING at a point in the South right-of-way of Maxwell Road, said point being 734.00 feet, more or less, South of Old Hickory Boulevard; the Northeast corner of the William T. Oden property, and the Northwest corner of this described tract; thence, along the South right-of-way with a curve to the left (Radius = 311.48 feet) 259.75 feet to a point; said point being the Northwest corner of the Lois L. Smith property and the Northeast corner of this described tract; thence, leaving the right-of-way of Maxwell Road along the Smith property as follows: South 01° 57' West 649.50 feet to a point; thence, North 81° 02' 30" East 168.80 feet to a point, said point being the Northwest corner of the Odell Bennett property, and the most easterly corner of this described tract; thence, leaving the Smith property along the Bennett property South 24° 48' 30" West 552.0 feet to a point, said point being in the North property line of the S. E. Harrell and Roy Duke property, the Southwest corner of the Bennett property and the Southeast corner of this described tract; thence, along the Harrell and Duke property North 61° 11' 30" West 231.25 feet to a point, said point being in the Preston B. McMahon property line, the Northwest corner of the Harrell and Duke property and the Southwest corner of this described tract; thence, North 02° 00' East 1,058.67 feet to a point; thence, North 25° 30' East 85.4 feet to the point of BEGINNING, containing 7.16 acres, more or less.

BEING the same property conveyed to James M. Stringfield and wife, Mary Stringfield, by Warranty Deed dated March 7, 1986, from Charles L. Vaughn and wife, Edra Ellen Vaughn, of record in Book 6800, Page 706, Register's Office for Davidson County, Tennessee. Said interest is now vested in Mary Stringfield as surviving tenant by the entirety, the said James M. Stringfield having died August 17, 2008.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) Easement to Tennessee Power Company of record in Book 435, Page 507, Register's Office for Davidson County, Tennessee;

2) Right-of-Way Agreement to Nashville Gas Company of record in Book 5897, Page 971, Register's Office for Davidson County, Tennessee;

3) Grant of Transmission Line Easement of record in Instrument No. 20011219-0140019, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **4031 Maxwell Road, Antioch, TN 37013**.

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 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 **30th** day of **April, 2014.**

Mary Stringfield

Mary Stringfield

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Stringfield,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **April, 2014.**

Notary Public

My Commission Expires: 7-03-2017

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017