BILL GARRETT, Davidson County
Trans:T20140073660 DEEDWARR
Recvd: 10/01/14 08:42 2 pgs
Fees:13.00 Taxes:681.21

20141001-0090386

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,110.00

John Robert Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: July 06, 2015

(AFFIX SEAL)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 6, 2015

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Robert Hill	NEW OWNER	12800005600
(NAME)	(NAME)	
125 Summit Run Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Nouri K. Latif**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Robert Hill**, 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:

A certain tract or parcel of land lying in Davidson County, Tennessee, more particularly described as follows.

Beginning at a point in the approximate centerline of Old Sawyer Brown Road, said point being the southwest corner of the Barry Zeitun Property of record in Book 6285, Page 570, Register's Office for Davidson County, and running thence with the Southerly boundary line of said property as follows: S 55 deg. 25 min. 48 sec. E passing over an iron pin at 9.56 min. and on in all 393.66 ft. to an iron pin, S. 38 deg. 57 min. 56 sec. E 561.00 ft. to an iron pin, S 27 deg. 48 min. 47 sec. W. 66.00 ft. to an existing iron pin by a walnut tree and S 42 deg. 41 min. 04 sec. E 578.78 ft. to an iron pin in the northerly boundary line of the Old Hickory Ltd. Property of record in Book 6565, page 546, Register's Office for Davidson County; thence with said line N 85 deg. 39 min. 21 sec. W 674.65 ft. to an existing iron pin at the southeast corner of The Charles L. Willoughby property of record in Book 3466, page 30, Register's Office for Davidson County; thence with the boundary of said property the following: N 5 deg. 31 min. 01 sec. E 133.13 ft. to an iron pipe, N 86 deg 49 min. 51 sec. W 228.08 ft. to an existing iron pin, N 46 deg. 13 min. 04 sec. W 44.70 ft. to an existing iron pin and N 89 deg. 41 min. 57 sec. W 116.18 ft. to an existing iron pin in the east boundary line of the Floyd W. Lovvorn property of record in Book 2641, page 515, Register's Office for Davidson County; thence with the boundary of said property N 2 deg. 45 min. 25 sec. E 108.73 ft. to an existing iron pin and N 78 deg. 07 min. 36 sec. W 221.70 ft. to an iron pin in the easterly right-of-way margin of New Sawyer Brown Road, thence with said margin N 7 deg. 14 min. 56 sec. E 203.17 ft. to an iron pin at the southwest corner of the John E. Jennette property of record in Book 5973, page 441, Register's Office for Davidson County; thence with the boundary of said property the following: S 68 deg. 55 min. 11 sec. E 223.34 ft. to an existing iron pin and N 2 deg. 37 min. 08 sec. E 167.15 ft. to an existing iron pin at the southeast corner of the Lawrence L. Barnes property of record in Book 1915, page 338, Register's Office for Davidson County; thence with the boundary of said property the following: N 27 deg. 15 min. 42 sec. E 108.32 ft. to an existing iron pin and N 64 deg. 27 min. 22 sec. W 214.47 ft. passing over an iron pin at 198.82 ft. and on in all 214.47 ft. to a point in the approximate centerline of the Old Sawyer Brown Road; thence with said centerline the following: N 18 deg. 51 min. 56 sec. E 218.31 ft. to a point and N 27 deg. 43 min. 05 sec. E 87.97 ft. to the point of beginning. Containing 13.88 acres, more or less, according to a survey by Bennett and Sons Surveyors, dated 4/28/87.

Being the same property conveyed to Sahib Al-Haddad and Nouri Larif, 75% and 25% respectively by Warranty Deed dated May 11, 1987 from James Buttrey, Troy Buttrey, Leo Buttrey, Burnest Buttrey, Richard Buttrey, Ola Buttrey Sweeney and Estaleen Buttrey Coffey of record in Book 7236, Page 498, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ali Hamid Mahmood (25%) by Warranty Deed dated June 11, 1990 from Nouri Latif of record in Book 8135, Page 150, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ahmed A. Majed (25%) by Quit Claim Deed dated September 28, 1990 from Ali H. Mahmood of record in Book 8206, Page 286, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nouri K. Latif (25%) by Quit Claim Deed dated December 27, 1991 from Ahmed A. Majed of record in Book 9053, Page 641, Register's Office for Davidson County, Tennessee.

The seventy five (75%) undivided interest of Sahib Al-Haddad was sold by Claudia C. Bonnyman, Clerk and Master of the Chancery Court of Davidson County, Tennessee pursuant to the Clerk and Master's Deed of Intersparex Leddin K.G. of record in Book 8424, page 407, Register's Office for Davidson County, Tennessee. The aforesaid Clerk and Master's Deed recites that said sale was authorized by decree entered in case identified by Rule No. 83-20G-I and entered on page 161 of Minute Book 286 in the Chancery Court of Davidson County, Tennessee.

Being the same property conveyed to Nouri K. Latif (75%) by Warranty Deed dated August 2, 1994 from Intersparex Leddin K.G. of record in Book 9428, Page 405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation in size of either acreage or square footage or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 7650 Sawyer Brown Road, Nashville, TN 37221
(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 29th day of September, 2014.

Nouri K. Latif by Reyadh Fadhil Redha Attorney in Fact

Nouri K. Latif by: Reyadh Fadhil Redha, Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Reyadh Fadhil Redha with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Attorney-in-Fact for the within named Nouri K. Latif and being authorized to act on behalf of said person pursuant to a recorded Power of Attorney, he/she executed the foregoing instrument as his/her free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 29th day of September, 2014.

Notary Public Shannon Philbin
My Commission Expires: July 06, 2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015