WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 9.18.16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Asaad Al-Gatrani	Asaad Al-Gatrani	16200023500
(NAME)	(NAME)	
365 Paragon Mills	365 Paragon Mills	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140096002 DEEDWARR
Recvd: 12/23/14 12:51 2 pgs
Fees:13.00 Taxes:321.83
20141223-0117403

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas Hebb and Eleanor Harrison Oneal**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Asaad Al-Gatrani and Rawaa Almshaukgy**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being described as follows to-wit: described according to a Boundary Survey and Division of the Jobe Property made in June, 1974 by Barry Greer & Associates, Land Surveyor, Nashville, TN.; Drawing #340

Beginning at the Southeast Corner of the Oscar Thomas Jobe property thence along Old Hickory Blvd., S 17°-09'-31" E 166.90 feet; thence S 73°-20'-15" 816.30 feet to old wire fence; thence N 12°-48'-28" W to Exist. I. P. 164.48 feet; at post N 75-37'-41" E 198.70 feet; thence S 72°-20'-12" W 609.87 feet to beginning. Containing 3.0 acres more or less.

Being the same property conveyed to Thomas Delancy Baker by Warranty Deed dated from Emma L. Jobe of record in Book 6603, Page 497, Register's Office for Davidson County, Tennessee.

The said Thomas Delancy Baker having died intestate on 6/10/1989 leaving Thomas Hebb and Eleanor Harrison Oneal as sole surviving heirs.

The said Eleanor Harrison Oneal and Eleanor W. Harrison are one on the same person.

All matters shown on the survey dated June, 1974 by Barry Greer and Associated, Land Surveyor, Nashville,, TN: Drawing #340

Right-of-Way for Old Hickory Boulevard, as much as therein may lie.

The said Thomas D. baker died intestate on 06/10/1989 leaving Thomas Hebb and Eleanor Wordlaw Harrison

sole heirs at law as evidenced in File/Docket # 92908, in the Office of the Clerk for the Probate Court, for Davidson County, Tennessee.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 14829 Old Hickory Boulevard, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 October, 2014.

Thomas Hebb

Eleanor Harrison Oneal

State of Tennessee
County of Wilson

Personally appeared before me Thomas Hebb and Eleanor Harrison Oneal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of December, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122