BILL GARRETT, Davidson County
Trans:T20140096281 DEEDWARR
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Fees:18.00 Taxes:1351.24
20141226-0117744

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

SLTE#1179

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Imad Arkawazi	(NEW OWNER)	Map 162-00-0-
213 Brittany Park Circle		Parcel 070.00
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, 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, **George Allen Peay,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Imad Arkawazi,** (The "Grantee"), his heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Also, being part of the same property conveyed to Charles Albert Driver and George Allen Peay, retaining a lifestate for Thomas Melvin Peay, Sr. pursuant to The Estate of Pauline Wilkerson Peay, case no. 93P-1264, in the Probate Court for Davidson County, Tennessee. The said Thomas Melvin Peay, Sr. having since died on August 2, 1996.

Further being the same property conveyed to George Allen Peay by quitclaim deed dated April 24th, 1997 from Charles Albert Driver of record in Book 10431, page 72, said Register's Office.

This is the same legal description used in the previous deed of record.

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

This conveyance is subject to the following:

1. **2015 Taxes, not yet due and payable.**
2. **Easements of record in Book 7771, page 952, Book 771, page 949, Book 10386, page 319, Book 10386, page 325 and in Book 10386, page 316, said Register's Office.**
3. **Any and all matters appearing of record in said Register's Office.**

This is unimproved property commonly known as **0 Bell Road, Nashville, TN.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 365,200.00.

Affiant

Subscribed and sworn to before me this
23rd day of December, 2014

Notary public:
My commission expires: 01/13/2015

JUDY PAINTER-ROSE
WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

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

And Grantor does covenant with the said Grantee 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 Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 23rd day of December, 2014.

George Allen Peay

[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 **George Allen Peay**, 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 23rd day of December, 2014.

Notary Public
My Commission Expires: 01/13/2015

JUDY PAINTER-ROSE
WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

EXHIBIT "A"

BEING a certain parcel of land located in the 31st Councilmanic District of Nashville-Davidson County, Tennessee (the old 5th Civil District); and being more particularly described as follows:

BEGINNING at an iron rod situated north 02° 48', east 3.00 feet from the northerly margin of Bell Road (42' from the centerline); said iron rod located in the easterly boundary of Parcel 3 of the Charles R. Wilkerson Estate as recorded in Book 5623, page 425, Register's Office of Davidson County, Tennessee; said iron also being the northwest corner of the property conveyed to the State of Tennessee by Pauline Wilkerson Peay as evidenced in Book 7771, page 949, said Register's Office;

Thence, leaving the State of Tennessee property and with the said boundary line of Parcel 3 generally with a fence line north 03° 48' east, 342.26 feet to an iron rod situated in the southerly margin of Benzing Road (15' from the Centerline);

Thence, leaving the boundary of Parcel 3 and along the said margin of Benzing Road and with a curve to the left having a radius of 944.926 feet an arc length 173.53 feet (chord = S 82° 54' 03" E 173.28') to a point;

Thence, south 88° 09' 42", east 57.58 feet to an old iron rod; said iron rod being the northwest corner of the Charles A. Driver and George A. Peay property as recorded in Book 9401, page 206, Register's Office of Davidson County, Tennessee;

Thence, leaving the said margin of Benzing Road and along the westerly boundary line of the Driver/Peay property south 02° 07' 05", west 138.58 feet to an old iron rod the southwest corner of the Driver/Peay property;

Thence, with the southerly boundary line of Driver/Peay south 89° 23' 42", east 160.15 feet to an old iron rod; said iron rod being the southeast corner of the said Driver/Peay property, the southwest corner of the Claire J. Baker property as recorded in Book 7811, page 653, said Register's Office, and the northwest corner of Parcel 2 of the Charles R. Wilkerson Estate as recorded in Book 5623, page 425, Register's Office of Davidson County, Tennessee;

Thence, leaving the said Driver/Peay property and the said Claire Baker property and along the westerly boundary line of Parcel 2 and generally with a fence line south 07° 21' 15", west 195.23 feet to an iron rod; said iron rod being north 07° 21' 15", east 1.00 feet from the aforementioned margin of Bell Road; said iron rod also being the northeast corner of the aforementioned State of Tennessee property;

Thence, with the northerly boundary line of the State of Tennessee property north 87° 41' 05", west 376.76 feet to the POINT OF BEGINNING.

Containing 2.435 Acres (106,044 square feet).