BILL GARRETT, Davidson County
Trans:T20140096281 DEEDWARR
Recvd: 12/26/14 08:59 2 pgs
Fees:13.00 Taxes:276.76
20141226-0117745

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

SLTE#1182

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Imad Arkawazi	(NEW OWNER)	Map 162-00-0-
213 Brittany Park Circle		Parcel 072.00
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, **Charles Albert Driver and George Allen Peay,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Imad Arkawazi,** (The "Grantees"), 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:

Land in Davidson County, Tennessee being bounded on the North by Benzing Road; the East by property of Charles R. Wilkerson; the South by property to be deeded to Mrs. Pauline Peay; the West by property to be deeded to Mr. Pauline Peay and further described as follows:

BEGINNING at a pin in fence line on the South margin of Benzing Road 15 feet from the center line, being the NW corner of this tract and further identified as being East 491.3 feet with said margin from the NE corner of (now or formerly) Clarence Griggs; thence with East line of property to be deeded to Mrs. Peay S-2 deg. 04'-W 138.0 feet to a pin by corner post; thence with fence line, being North fence of property to be deed to Mrs. Peay S-89 deg. 11'-E 160.0 feet to a pin in fence line; thence with West fence line of Charles R. Wilkerson N-0 deg. 23'-E 135.2 feet to a pin fence line on South margin of Benzing Road 15 feet from the center line; thence with said margin 15 feet from and parallel with center line N-88 deg. 10'-W 156.00 feet to the beginning, containing 0.50 acres more or less.

Being the same property conveyed to Charles Albert Driver and George Allen Peay by quitclaim deed dated July 1st, 1994 from Charles Albert Driver and George Allen Peay, in their capacity as Executors of the Estate of Pauline W. Peay of record in Book 9401, page 266, said Register's Office.

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.

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. **Any and all matters appearing of record in said Register's Office.**

This is improved property commonly known as **535 Benzing Road, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $ 74,800.00.

Affiant

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

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

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Grantors do covenant with the said Grantee that the Grantors are 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 Grantors do further covenant and bind themselves, their 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 Grantors have caused this Deed to be executed this 23rd day of December, 2014.

Charles Albert Driver **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 **Charles Albert Driver and George Allen Peay**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** 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
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY