Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
15-4027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF May, 2015.

Notary Public

Commission Expiration: 3/19/19

QUENN N. CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:	Send Tax Bills To:	Map-Parcel:
Saed Yacoub Qiqieh	Saed Yacoub Qiqieh	7103009700
2505 DIckerson Pike	2505 Dickerson Pike	
Nashville, TN 37207	Nashville, TN 37207	

WARRANTY DEED

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

Hozell Anderson

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Saed Yacoub Qiqieh

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **2505 Dickerson Pike, Nashville, TN 37207**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 28 day of May, 2015.

Hozell Anderson

BILL GARRETT, Davidson County
Trans:T20150046881 DEEDWARR
Recvd: 06/12/15 14:28 3 pgs
Fees:18.00 Taxes:462.50
20150612-0056024

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hozell Anderson ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of May, 2015.

Notary Public

Commission Expiration: 3/19/19

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A

Beginning at a point in the southerly margin of Donald Street, said point being 24.62 feet east of the easterly margin of Dickerson Road; thence along the southerly margin of Donald Street, South 65 degrees 10'10" East, 134.83 feet to an iron pin; thence along George B. Coles West property line, South 16 degrees 43'11" West 229.80 feet to an iron pin located in W.T. Smith's North property line; thence along said line North 67 degrees 09'20" West, 143.31 feet to an iron pin located in the easterly margin of Dickerson Road; thence along said margin North 13 degrees 00', East 212.80 feet to an iron pin; thence along a curve to the right (R=20.00 feet) 35.50 feet to the point of beginning containing 0.8 acres (34,762.9 square feet) more or less and being locate din the 12th Civil District of Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THE RIGHT OF WAY ACQUISITION AND TEMPORARY CONSTRUCTION EASEMENT FROM JACK DAVIS, JR. TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY AS DESCRIBED IN INSTRUMENT NO. 20060315-0030024, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same land conveyed to Hozell Anderson from Jack Davis, Jr. by deed dated 09/04/2008, filed for record on 10/06/2008, in Instrument No. 20081006 – 0101238, at Register's Office of Davidson County, Tennessee.