BILL GARRETT, Davidson County
Trans:T20150082709 DEEDWARR
Recvd: 09/29/15 10:27 4 pgs
Fees:23.00 Taxes:575.35
20150929-0098701

Warranty Deed

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $155,500.00. Affiant Subscribed and sworn to before me, this the 25th day of September, 2015. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Imad Abdulkareem R. Arkawazi		
213 Brittany Park Circle	New Owner	162-00-0-071-00 and 162-0
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAMILLE REASONOVER, SHAWN COLLINS, AUBREY COLLINS, AINSLEY COLLINS, GERALD BAKER, LYNETTE WOODARD, KATRINA DOLLAR, CLAIRISA TRIPLETT, AND ALISA LYNN REASONOVER**, DEVISESS UNDER THE WILLS OF **CLAIRE J. BAKER, DECEASED AND EDNA WILKERSON, DECEASED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IMAD ABDULKAREEM R. ARKAWAZI, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1

Land lying in the 6th Civil District of Davidson County, Tennessee, to wit:

Bounded on the North by Benzing Road; the East by property of Charles A. Driver; the South by property to be deeded to Charles R. Rilkerson; the West by property of Pauline H. Peay.

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 647.3 feet with said margin from the NE corner of (now or formerly) Clarence Griggs; thence with east fence line of Pauline N. Peay S 0\'b0 23\lquote W 135.2 feet to a pin in fence corner; thence with north fence line of property to be deeded to C. R. Wilkerson S 87\'b0 17\lquote E 143.0 feet to a pin in west line of Charles A. Driver 20 feet east of fence corner; thence with west line (partly fenced) of Driver N 6\'b0 00\lquote E 136.0 feet to a pin in fence corner on south margin of Benzing Road 15 feet from center line; thence with said margin, 15 feet from and parallel with center line N 87\'b0 30' W 156.0 feet to the beginning, containing 0.46 acres, more or less.

Being the same property conveyed to Claire J. Baker, unmarried by Warranty deed from Edna T. Wilkerson, unmarried of record in Book 7811, page 653, Register's Office for Davidson County, Tennessee, dated April 6, 1989 and recorded on April 7, 1989.

Claire Baker having since died March 28, 1991. She left this property, in Will Book 174, Page 506, to Gerald F. Baker, Lynette Woodard, Katrina L. Baker, Camille B. Reasonover, Clairissa R. Triplett, Alisa Lynn Reasonover and Lori Adele Reasonover (Collins). Lori Collins having since died November 4, 2012 leaving 3 heirs Shawn Collins, Aubrey Collins and Ainsley Collins.

Property 2

Land lying in the 6th Civil District of Davidson County, Tennessee, to wit:

Bounded on the North by property of Charles R. Wilkerson; the East by property of Charles A. Driver, the South by Bell Road (Old Hickory Boulevard), the West by property to be deeded to Mrs. Pauline Peay.

Beginning at a pin in the fence line on the north right-of-way of Bell Road 40 feet from the center line, being the SW corner of this tract and further identified as being east 635.1 feet with said right-of-way from the SE corner of (now or formerly) Clarence Griggs; thence with fence line along the north right-of-way of Bell Road, 40 feet from and parallel with center line S-87\'b047\lquote -E 147.9 feet to a pin by corner post, being the SW corner of Charles A. Driver; thence with west line of Driver N-6\'b000\rquote -E 196.6 feet to a pin 20 feet east of fence corner; thence with south fence line of Charles R. Wilkerson N-87\'b017'-W 143.0 feet to a pin in fence corner; thence with east line of property to be deeded to Mrs. Pauline Peay S-7\'b021\lquote 15" W 198.23 feet to the beginning, containing 0.66 acre more or less.

Being a portion of the same property conveyed to Edna Wilkerson by Warranty deed from Charles R. Wilkerson of record in Book 5623, page 425 Register's Office for Davidson County , Tennessee, dated June 30, 1980 and recorded on July 11, 1980.

Charles R. Wilkerson died October 10, 1986 and Edna Wilkerson died October 20, 1991. Edna willed the property to Gerald Baker, Camille Reasonover and Claire Baker.

Being a portion of the same property conveyed to Edna Wilkerson by Warranty deed from Charles R. Wilkerson of record in Book 5623, page 425 Register's Office for Davidson County , Tennessee, dated June 30, 1980 and recorded on July 11, 1980.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 529 Benzing Rd & 1623 Bell Rd., Antioch, TN 37013-4140.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of September, 2015.

Camille Reasonover
Camille Reasonover

Clairisa Triplett by Camille Reasonover Reasonover
Clairisa Triplett by Camille Reasonover
Her attorney-in-fact

Shawn Collins
Shawn Collins

Alisa Reasonover by Camille Reasonover
Alisa Reasonover by Camille Reasonover
her attorney-in-fact

Aubrey Collins
Aubrey Collins

Ainsley Collins Reasonover
Ainsley Collins

Gerald F. Baker
Gerald Baker

Lynette Woodard
Lynette Woodard

Katrina Dollar
Katrina Dollar

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Camille Reasonover, individually and as attorney in fact for Clairisa Triplett and Alisa Lynn Reasonover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of September, 2015.

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2015

Kristian Booth
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 25th day of September, 2015.

KRISTIAN BOOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2015

Kristian Booth
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

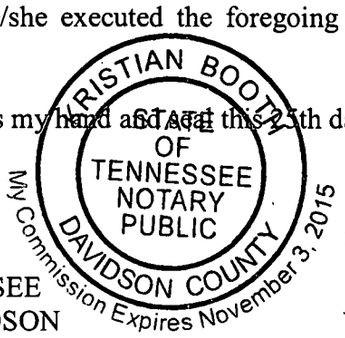


Witness my hand and seal this 25th day of September, 2015.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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



Witness my hand and seal this 25th day of September, 2015.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

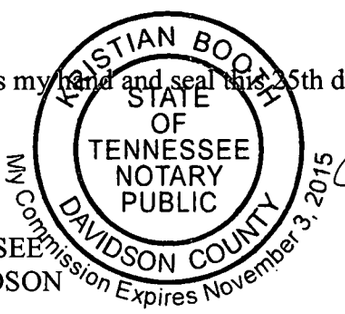


Witness my hand and seal this 25th day of September, 2015.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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



Witness my hand and seal this 25th day of September, 2015.

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 25th day of September, 2015.



Notary Public