SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 02/10/16 09:39 3 pgs
Fees:18.00 Taxes:1202.50
20160210-0012723

JULIA A HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 10.9.2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

Map 033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Serhan Al-Nemri and Sawsan Al-Nemri, husband and wife	Serhan Al-Nemri and Sawsan Al-Nemri	033 00 0 202.00
(NAME) 101 Dry Creek Ln a/k/a 49 Dry Creek Road	(NAME) 101 Dry Creek Lane	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Woodmen of the World Lodge #1, Nashville, Tennessee, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Serhan Al-Nemri and Sawsan Al-Nemri, husband and wife, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

A tract of land in the Second Civil District, 11th Councilmanic District, of Metropolitan Nashville, City of Goodlettsville, Davidson County, Tennessee, a portion of Tract 2 as of record in Deed Book 8471, Page 49, R.O.D.C., Tennessee, and all of Tract No. 1 as of record in Deed Book 8694, Page 408, R.O.D.C., Tennessee, and more particularly described as follows:

Beginning at an existing iron pin on the easterly right-of-way line of Dickerson Pike, U.S. 41, 31-W (an 80-foot wide street) that is northeastwardly 288.94 feet from the northerly end of the northeasterly return curve for Dickerson Pike and Dry Creek Road (a 60-foot wide street) and proceeding as follows: from the point of beginning and leaving the easterly right-of-way line of Dickerson Pike and with the common property line of Rivergate Acres Limited, Lot 4, Section One, as of record in Plat Book 6250, Page 205, Register's Office for Davidson County, Tennessee, for the next two calls, South 62 deg. 09 min. 044 sec. East, 200.00 feet to an existing iron pin; thence South 31 deg. 13 min. 29 sec. West, 336.85 feet to an existing iron pin on the northerly right-of-way line of Dry Creek Road; thence, with a 25.00 foot radius

return curve to the right, a distance of 38.80 feet to an iron pin set on the southerly right-of-way line of Dickerson Pike; said curve having a central angle of 88 deg. 55 min. 30 sec. and a chord bearing and distance of North 10 deg. 55 min. 31 sec. West 35.02 feet; thence, with said Dickerson Pike and a 2905.00 foot radius curve to the left, a distance of 288.94 feet to the point of beginning; said curve having a central angle of 5 deg. 41 min. 55 sec. and a chord bearing and distance of North 30 deg. 41 min. 16 sec. East 288.91 feet and containing 63,630 square feet or 1.461 acres, more or less.

Being the same property conveyed to Woodmen of the World Lodge #1, Nashville, Tennessee by Deed from Robert A. Shumate and wife, Beulah Shumate and Edward A. Sloan, Sr. and wife, Wanda E. Sloan dated May 16, 1995 and recorded June 12, 1995 in Book 9697, Page 920, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 101 Dry Creek Ln a/k/a 49 Dry Creek Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and 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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 9 day of February, 2016.

Woodmen of the World Lodge #1

Joyce Heer - auditor

By: Joyce Heer
Its: Auditor

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Joyce Heer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Auditor of the Woodmen of the World, the within named bargainor, and that she as such Auditor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2016.

Notary Public

My Commission Expires: 2-6-17

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification for Recording Purposes

I, Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, Shelly M Smith, a notary public for this county and state, personally appeared Anita L. Leach (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Comm exp: 4-24-2018

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018