Book 36

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160050456 DEEDWARRSP
Recvd: 06/14/16 14:56 2 pgs
Fees: 13.00 Taxes: 1850.00
20160614-0060291

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00.

Affiant

Subscribed and sworn to me on June 14, 2016.

NOTARY PUBLIC

My commission expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29511SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Walid Al-Nimri 3604 Nolensville Road Nashville, TN 37211	Walid Al-Nimri 302 Rolling Mill Road Old Hickory, TN 37138	133-6-070

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Zaidoun M. Nofal, **"GRANTORS",** have bargained and sold, and by these presents do transfer and convey unto Walid Al-Nimri, **"GRANTEES",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Real property located in Davidson County, Tennessee and being described as follows, to-wit:

Being Lot No. 1 as shown on the plan titled Resubdivision of Lots 51 and 53, of the McLester Addition to Nolen Heights according to survey and plat of same of record in Plat Book 7900, page 72, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete details of location and description of said lot.

Being the same property conveyed to Zaidoun Nofal by Warranty Deed from Swanfrost, Inc., of record as Instrument No. 20150625-0061357 in the Register's Office for Davidson County, Tennessee.

Subject property is not now nor has it ever been used as the primary residence of the Grantor herein.

The conveyance of the above described parcel of land is subject to the following:

1. 2016 Davidson taxes which are assumed by the Grantee(s).
2. Matters shown on plan of record in Book 7900, page 72, Register's Office for Davidson County, Tennessee.
3. Plat of record in Plat Book 7900, page 72, said Register's Office showing an owner's certificate, a surveyor's certificate, general notes, a one-story block

building, a public utility and drainage easement across the southeast portion of said lot, 25' public utility and drainage easement across the northerly margin of said lot, a 14' headwall with single wing at the northwest corner, Nashville Electric Service easements and guy poles across the northwest portion of said lot, Nashville Electric Service visible line running ease to west across the middle of said lot, alley and easements at the northwest corner of said lot and certain guy pole easements.

4. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4292, page 57, Register's Office for Davidson County, Tennessee.
5. Subject to the claim of the adjacent property owner for ingress and egress as set forth in Book 9391, page 969, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 3604 Nolensville Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTORS, but not further or otherwise. 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 on June 14, 2016.

Zaidoun M. Nofal

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 14, 2016, before me personally appeared Zaidoun M. Nofal, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 14, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE