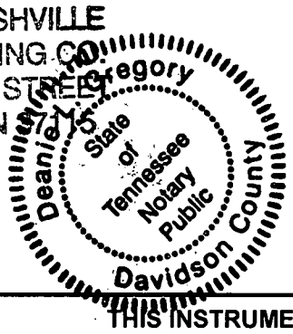
WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans: T20160052592 DEEDWARR
Recvd: 06/21/16 10:44 2 pgs
Fees: 13.00 Taxes: 407.00

20160621-0062944

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mohammed Alsadi	Mohammed Alsadi	04314002900; 04314003000; 04314003100
(NAME)	(NAME)	
55 Ocala Drive	55 Ocala Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, RITA L. SCHAEFER AND SPOUSE, LONNIE JONES , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOHAMMED ALSADI, 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:

TRACT 1: 522 Old Hickory Boulevard, Nashville, TN 37209 (Parcel 29)

Land in Davidson County, Tennessee, in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Old Hickory Boulevard, formerly known as the New Larkin Springs Road, at B. F. Bixler's northwest corner; thence with the westerly line of said Bixler's land, South 38 1/2 deg. East 381 feet to a point 2 feet north of a fence post; thence South 81 1/2 deg. West 276 feet to a stake, southeast corner of lot conveyed to W.D. Pharris and Bettie Pharris from Benton M. Pharris by deed of record in Book 838, Page 590, Register's Office for Davidson County, Tennessee; thence with his east line, North 8-1/2 deg. West 330 feet to the center of said New Larkin Spring Road; thence with the center of said road; North 81-1/2 deg. East 85 feet to the beginning.

TRACT 2: 592 Old Hickory Boulevard, Nashville, TN 37209 (Parcel 30)

Land in Davidson County, Tennessee, in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being the westerly part of Lot 6 on the unrecorded map of C.N. Smith's property.

Said part of Lot 6 is described as beginning at a point in the southerly margin of Old Hickory Boulevard, 2.2. feet west on the common corner of Lot Nos. 5 and 6, being the northwest corner of the property conveyed to Winton Thompson by deed from C.N. Smith and wife, of record in Book 1579, Page 273, Register's Office for Davidson County, Tennessee; thence along Thompson's westerly line southerly 115 feet to the northerly margin of an alley; thence with the margin of said alley, westerly 64.2 feet to a point; thence northerly 38 deg. 12' West 132.4 feet to a concrete monument in the southerly margin of Old Hickory Boulevard; thence with the margin of the same, easterly 129.8 feet to the beginning.

TRACT 3: 594 Old Hickory Boulevard, Nashville, TN 37209 (Parcel 31)

A certain tract or parcel of land lying and being in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows:

Being the easterly 2.2 feet of Lot No. 6 and the westerly 2.2 feet of the northerly part of the alley adjacent to the westerly line of Lot No. 5 and the westerly 48.05 feet of Lot No. 5 of an unrecorded plan entitled "Plat of C.N. Smith's Subdivision", said parcel of land being described by metes and bounds as follows:

Beginning at an iron pin in the southern margin of Old Hickory Boulevard 3,181.07 feet, more or less, easterly from the center line of Gallatin Road, measured along the southern margin of Old Hickory Boulevard, and 129.8 feet, more or less, easterly from a concrete monument, the same being the northwest corner of the tract of which this property is a part; thence along the southerly margin of Old Hickory Boulevard, 50.25 feet, more or less, easterly to an iron pin in the southerly margin of Old Hickory Boulevard; thence southerly at right angles, 135 feet, more or less, to an iron pin on the northerly margin of a 20 foot alley; thence westerly at right angles along the northern margin of said alley, 50.25 feet, more or less, to an iron pin 2.2 feet beyond corner of said alley; thence northerly at right angles 135 feet, more or less, to the point of beginning.

Being the same property conveyed to Rita L. Schaefer and husband, Lonnie Jones from R. Cole Calligan by Warranty Deed dated May 17, 2013 of record as Instrument Number 20130521-0051018 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF OLD HICKORY BLVD. AND NEW LARKIN SPRINGS ROAD; FURTHER SUBJECT TO EASEMENTS AND/RIGHTS OF OTHERS IN AND TO AN ALLEY TO WHICH ABOVE TRACTS 2 AND 3 MAKE REFERENCE.

unimproved ☑

This is improved ☐ property, known as 522; 592 and 594 Old Hickory Boulevard, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 20th day of June, 2016.

Rita L. Schaefer

Rita L. Schaefer

Lonnie Jones

Lonnie Jones

STATE OF TENNESSEE

COUNTY OF Davidson

On this 20th day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Rita L. Schaefer and Lonnie Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person 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 Notary Seal at office the day and year above written.

Deanie L. Gregory

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

