BOK 36

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28912-1
Box #14

ADDRESS NEW OWNER:
Zaidoun Nofal
809 Century Oak Court
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
08600015100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Ronald E. Semones and wife, Linda Semones and William R. Lewis and wife, Billie M. Lewis** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Zaidoun Nofal** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND and all improvements located in the 4th Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the center of Dodson Chapel Road, 77 feet South of a point in the center of Dodson Chapel Road and Central Pike; thence, East 115 feet parallel with Central Pike to a point; thence, southerly and parallel with Dodson Chapel Road 103 feet, more or less, to a point in the corner of Wright's land; thence, westwardly 115 feet to an iron pin, the center of Dodson Chapel Road; thence, northerly along the center of said Road, 103 feet, more or less, to the POINT OF BEGINNING.

BEING all of the same property conveyed to Ronald E. Semones and wife, Linda Semones and William R. Lewis and wife, Billie M. Lewis by Warranty Deed dated June 9, 2005 from Charles Elrod Hagar, Jr., married, of record in Instrument No. 20050614-0067952, Register's Office for Davidson County, Tennessee. *

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 Grantors 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 except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 1 day of November, 2016.

BILL GARRETT, Davidson County
Trans:T20160097512 DEEDWARR
Recvd: 11/03/16 13:39 3 pgs
Fees:18.00 Taxes:795.50
20161103-0116542

William R. Lewis
William R. Lewis

Billie M. Lewis
Billie M. Lewis

Ronald E. Semones by Billie M. Lewis as attorney-in fact
Ronald E. Semones by Billie M. Lewis as attorney-in fact

Linda Semones by Billie M. Lewis as attorney-in-fact
Linda Semones by Billie M. Lewis as attorney-in-fact

* This instrument is being executed on behalf of Ronald E. Semones and Linda Semones, pursuant to a Power of Attorney executed by same on the 1st day of November, 2016, of record in Instrument No. 20161102-0115995, Register's Office for Davidson County,,Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. Lewis and wife, Billie M. Lewis, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of November, 2016.

Notary Public
My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Billie M. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Ronald E. Semones and wife, Linda Semones, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Ronald E. Semones and wife, Linda Semones for the purpose therein contained, by signing the names of Ronald E. Semones and wife, Linda Semones by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 2016.

Notary Public
My commission expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me this
1st day of November, 2016.

Notary Public
My Commission Expires: 8-27-19

RUBYE RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES AUGUST 27 2019

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 08600015100.

3. Subject to the right-of-way of Dodson Chapel Road.