BILL GARRETT, Davidson County
Trans: T20170031717 DEEDWARR
Recvd: 04/17/17 11:02 2 pgs
Fees: 13.00 Taxes: 314.50
20170417-0036781

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Yasser S. Arafat	Yasser S. Arafat	Parcel ID:
2570 Murfreesboro Pk., Apt. C 1	2570 Murfreesboro Pk., Apt. C	14900003000
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Leland D. Watts, marrired

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Yasser S. Arafat , married

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land lying in the City of Antioch, County of Davidson, State of Tennessee, more particularly described as follows:

BEING Tracts No. 2 and 3 on the Map of the Subdivision of the Joe Wesley Jamison and wife's farm, not of record, described together according to a survey made by John D. Kerr, County Surveyor of Rutherford County, Tennessee, July 7, 1950, as follows:

BEGINNING in the center of the Una to Antioch Pike at the southwest corner of the property conveyed to Paul Miburn Helton, Jr. and wife, by deed from Joe Wesley Jamison and wife, of record in Book 2044, Page 197, as corrected by deed of record in Book 2278, Page 463, Register's Office for said County; thence with southerly line of said Helton property, south 72 degrees 20 minutes East 326 feet; thence south 1 degree 55 minutes west 140 feet to the northeast corner of Lot No. 4 on said Map of said Subdivision; thence with the line between Lots 3 and 4, north 82 degrees 50 minutes West 357 feet to the center of said Una to Antioch Pike; thence north 9 degrees 57 minutes east 100 feet; thence north 16 degrees 55 minutes east 100 feet to the point of beginning.

BEING the same property conveyed to Leland D. Watts by Quitclaim Deed from First Nashville Realty & Management, Inc., of record in Instrument 20091005-0092138, dated October 2, 2009, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument 20140714-0061632, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2360 Una Antioch Pike, Antioch, TN 37013

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 we do covenant with the said GRANTEES 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 GRANTEES, their 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 my hand this 13th day of April, 2017.

Leland D. Watts by Patricia Nicholls, Atty in Fact

Leland D. Watts by Patricia Nicholls,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Patricia Nicholls, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Leland D. Watts as his/her/their Attorney in Fact as the free act and deed of the within named Leland D. Watts.

Witness my hand and official seal at Nashville, Tennessee the 13th day of April, 2017.

My Commission Expires: 3/10/18

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.