THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Motasem Ayesh
7340 Campton Rd
Nashville, TN 37211
SEND TAX BILLS TO:
Motasem Ayesh
7340 Campton Rd
Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20170035230 DEEDWARR
Recvd: 04/26/17 12:50 2 pgs
Fees:13.00 Taxes:369.63
20170426-0040996

WARRANTY DEED

(Map 182-00-0, Parcel 163.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **CAROL A. FITZGERALD and HARVEY ALLEN FITZGERALD, Joint Tenants with rights of survivorship,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **MOTASEM AYESH, married,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in the 5th Civil District of Davidson County, Tennessee, described according to a survey thereof by Billy Carl Tomlin, Surveyor, dated November 21, 1986, as follows:
>
> BEGINNING at a post in the northwest corner of said tract in the east margin of Old Hickory Blvd., said point being Smith's southwest corner and thence with Smith's fence line, S 84 deg. 30' E., 980 feet to a post; thence with Pratt's west fence line S. 6 deg. 45' W., 200 feet to an iron pin; thence N. 87 deg. 16' W., 969 feet more or less to an iron pin in the east margin of Old Hickory Blvd; thence with the said margin of said Boulevard, N. 3 deg. 40' E., 250 feet to the beginning and containing 5.01 acres more or less.
>
> BEING the same property conveyed by Quitclaim Deed dated October 5, 2005, where the said Carol A. Fitzgerald, conveyed a one-half interest in the subject property to Harvey Allen Fitzgerald, creating a joint tenancy with right of survivorship, filed for record October 7, 2005 in Instrument No. 20051007-0121007, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is unimproved property known as 14034 Old Hickory Blvd, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 25th day of April, 2017.

Carol A. Fitzgerald
CAROL A. FITZGERALD

HARVEY ALLEN FITZGERALD

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harvey Allen Fitzgerald and Carol A. Fitzgerald, the 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 official seal, this the 25th day of April, 2017.

Notary Public

My Commission Expires: MAY 20, 2017

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $99,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of April, 2017.

Notary Public

My commission expires: MAY 20, 2017

File No. 20170285

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY