Davidson County DEEDWARR
Recvd: 05/01/17 15:45 4 pgs
Fees:23.00 Taxes:1480.00
20170501-0042763

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

29564-1
Box #14

ADDRESS NEW OWNER:
Mohab Khamis
3201 River Walk Drive
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
07105001900

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 consideration, the receipt of which is hereby acknowledged, the undersigned, **Peter H. Curry and wife, Patricia P. Curry** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Mohab Khamis** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Lying and being in Davidson County, Tennessee, and being part of Lot No. 1 on the Plan of the Subdivision of the James Clemmons Land, as of record in Minute Book E, Page 551, Chancery Court at Nashville, and being more particularly described as follows:

BEGINNING at a point on the northerly margin of Taylor Road 446 feet westerly from Hobson's and Scrugg's corner, said point being the Northwest corner of said Taylor Road and a 50-foot unnamed street; thence, with the northerly margin of Taylor Road westwardly 100 feet; thence, northwestwardly 150 feet; thence, eastwardly 100 feet to the westerly margin of said 50-foot unnamed street; thence, with the westerly margin of said unnamed street southwardly 150 feet to the BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED from this conveyance is the following described property described in Book 4027, Page 262, Register's Office for Davidson County, Tennessee:

BEGINNING at a point in the northerly right-of-way of West Trinity Lane, said point being in Gipson's West property line; thence, easterly along said northerly right-of-way line 100 feet to a point in the West margin of said unnamed street, 20 feet to a point in the new proposed northerly right-of-way line of West Trinity Lane; thence, westerly along the new proposed right-of-way line 100 feet to a point in Gipson's West property line; thence, southerly along said westerly property line, 20 feet to the POINT OF BEGINNING.

ALSO EXCLUDED is the property described in Book 4266, Page 962, said Register's Office as follows:

A strip or parcel of land in fee simple, containing a total of approximately 135 square feet, and also a slope easement of 650 square feet, located in the 2nd District of Metropolitan Government of Nashville and Davidson County, as shown on the right-of-way plan as Parcel No. 2 for Monticello Drive (Project 68-R-24), of record in Book 4175, Page 26, said Register's Office, which is made a part of this instrument by reference.

BEING all of the same property conveyed to Peter H. Curry and wife, Patricia P. Curry by Warranty Deed dated July 26, 2012 from Thomas E. Smith, Jr., a widower, of record in Instrument No. 20120730-0067038, 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 to be effective the 1st day of May, 2017.

Peter H. Curry

Patricia P. Curry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Peter H. Curry, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of May, 2017.

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

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia P. Curry, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 26th day of April, 2017.

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 $400,000.00.

Affiant

Subscribed and sworn to before me this
1st day of May, 2017.

Notary Public
My Commission Expires:

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

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 07105001900.

3. Subject to the Right-of-Way of West Trinity Lane and Monticello Drive.

4. All Matters as shown on the Plan of record in Minute Book "E", Page 551, Register's Office for Davidson County, Tennessee.

5. Easement for Right-of-Way, as of record in Plat Book 4175, Page 26, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains, and Appurtenances, of record in Book 6421, Page 880, said Register's Office.

7. Easement for Right-of-Way/Construction of Slopes, of record in Book 10183, Page 205, said Register's Office.

8. Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Book 10460, Page 399, said Register's Office.

9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20130206-0012262, said Register's Office.

10. Notice of Completion dated November 10, 2014, of record in Instrument No. 20141121-0107222, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019