# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170063026 DEEDWARR
Recvd: 07/24/17 09:36 2 pgs
Fees: 13.00 Taxes: 1184.00

20170724-0074356

DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-3-18
(AFFIX SEAL)

P-VC-17-301

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Melad Aiad** | NEW OWNER | |
| (NAME) | (NAME) | **120-10-0-009.00** |
| **301 Pineway Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICKI CRICK, UNMARRIED, CHARLES SORROW, JR., MARRIED, AND DEBRA COLEMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELAD AIAD AND HEBA SAEHAM, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 23 on the Plan of Sec. II, Seven Oaks, as of record in Book 2133, page 36, Register's Office for said County, and described as follows:

Beginning at a point in the Northerly margin of Pineway Drive, at the corner of Lots 23 and 24; thence with the line between said lots, Northerly 280.9 feet to a point; thence Southeasterly 155.98 feet to a point; thence Southerly 161.9 feet to the beginning of a curve; thence around said curve, Southwesterly 42.05 feet to a point in the Northerly margin of Pineway Drive; thence with the margin of the same, Westerly 187.07 feet to the point of beginning.

Being the same property conveyed to Charles L. Sorrow and wife, Shirley A. Sorrow by Warranty deed from Fern L. Maddin, unmarried of record in Book 9023, page 771, Register's Office for Davidson County, Tennessee, dated July 21, 1993 and recorded on July 23, 1993. The said Shirley A. Sorrow having since died on January 27, 2015 leaving Charles L. Sorrow as surviving tenant by the entirety. The said Charles L. Sorrow having since died on July 26, 2015 leaving Vicki Crick, Charles Sorrow, Jr. and Debra Coleman as heirs at law as evidenced by Affidavits of Heirship recorded simultaneously herewith in Instrument Nos. 20170724-0074355 and 20170724-0074354, Register's Office for Davidson County, Tennessee.

Grantors' spouses do not join in the execution of this Deed due to the proerty never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 2133, Page 36, as amended in Book 10561, Page 185;
- Restrictions of record in Book 2087, Page 183;
- Easement of record in Book 9023, Page 774;
- Permit of record in Book 10982, Page 63;
- Water Line Easement of record in Book 2297, Page 587, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **301 Pineway Drive , Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 14th DAY OF JULY, 2017.

Vicki Crick

Charles Sorrow, Jr.

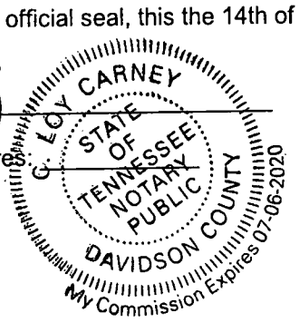
Debra Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKI CRICK, CHARLES SORROW, JR., AND DEBRA COLEMAN, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of July, 2017.

Notary Public
My Commission Expires:
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212