Davidson County DEEDWARR
Recvd: 08/09/17 11:59 3 pgs
Fees:18.00 Taxes:299.70
20170809-0081606

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

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

SEND TAX BILLS TO:
New Owner

Map 053-00-0
Parcel 019.00

THIS DEED OF CONVEYANCE, executed and delivered by **HOLLINGSWORTH FAMILY LIMITED PARTNERSHIP**, a Tennessee Limited Partnership, hereinafter called the Grantor, to **MOHAB ELIA KHAMIS**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron pin set on the easterly margin of Pawnee Trail, said point being the most southwesterly corner of lot 74 on the plan of Cumberland Station, Section Seven, of record at Instrument No. 20061010-0125619, Register's Office Davidson County, Tennessee; Thence with the southerly line of said plan of Cumberland Station, Section Seven, North 16 Degrees 37 Minutes 53 Seconds East a distance of 536.21 feet to a point in the westerly line of the Alvin R. Hawkins et al property of record in Deed Book 7060 page 547, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Hawkins Property, the following three calls: South 53 Degrees 02 Minutes 28 Seconds East a distance of 182.45 feet to an iron pin (old); Thence South 49 Degrees 43 Minutes 26 Seconds East a distance of 600.17 feet to an iron pin (old); Thence South 42 Degrees 18 Minutes 22 Seconds East a distance of 219.91 feet to an iron pin found at the northeasterly corner of the William A. Howard Property of record in Deed book 5126, page 72, Register's Office Davidson County, Tennessee; Thence with the northerly line of said Howard Property, and with the northerly terminus of Pawnee Trail, South 62 Degrees 45 Minutes 24 Seconds West a distance of 269.99 feet to an iron pin (old); Thence with the northerly line of the Michael E. Wakefield Property of record in Deed Book 7619, page 337 and Deed Book 9514, page 731, Register's Office Davidson County, Tennessee, and with the northerly line of Lots 6 through 12 on the plan of Nawakwa Hills, West End Section, of record in Plat Book 974, page 96, Register's Office Davidson County, Tennessee, South 63 Degrees 12 Minutes 22 Seconds West a distance of 868.50 feet to a point; Thence with the southerly line of the afore-said plan of Cumberland Station, Section Seven, the following three calls: North 09 Degrees 16 Minutes 01 Seconds East a distance of 494.56 feet to an iron pin (new); Thence North 16 Degrees 37 Minutes 53 Seconds East a distance of 175.00 feet to a point; Thence North 73 Degrees 22 Minutes 07 Seconds West a distance of 20.47 feet to the Point of Beginning, containing 13.002 acres or 566372 square feet more or less.

RESTRICTIONS: The above described property is subject to those restrictions appearing of record in Deed Book 10585, Page 496, Register's Office for Davidson County, Tennessee.

Being that property conveyed to Hollingsworth Family Limited Partnership, a Tennessee Limited Partnership, by deed from R&R Builders & Developers, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20070201-0013096, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set its signatures this the 8th day of August, 2017.

Hollingsworth Family Limited Partnership

By: _____
Ronald L. Hollingsworth, General Partner

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared **Ronald L. Hollingsworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Hollingsworth Family Limited Partnership, the within named bargainor, a Tennessee Limited Partnership, and that the as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Tennessee Limited Partnership by himself as General Partner.

Witness my hand and official seal at office, this 8th day of August, 2015.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

My Commission Expires: _____ Notary Public

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$81,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 8th day of August, 2017.

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC EXP 5-18-2021 ROBERTSON COUNTY

My Commission Expires: _____

_____
NOTARY PUBLIC/Register

Certificate of Authenticity

I, Gary L. Dilliha, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)