WARRANTY DEED

Bill Garrett Davidson County
Batch# 1644 DEEDWARR
09/18/2017 10:24:34 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00

20170918-0095058

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 11/3/20
(AFFIX SEAL)

JAKE RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2020

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:
Fawaz Alabdi	Same	Parcel ID:
4901 Southport Cove		08111045300
Hermitage, TN 37076		

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

William H.M. Johnson, Jr., Teresa Johnson Hatten, and Starlene A. Taylor, Executors of the Estate of Annie Hyde Johnson

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Fawaz Alabdi , unmarried and Nabil Alabdi , 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:

Tract I

Being the northeast part of Lot No. 118 in D.T. McGavock's Addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for said County, more particularly described as follows:

Beginning at the point in back line of Buchanan Street 65-5/8 feet westerly of the southeast corner of lot No. 118, running thence easterly 65-5/8 feet to the westerly margin of an alley, the corner of lots Nos. 118 and 119; thence in a northerly direction with the westerly margin of said alley 92 feet to the southerly side of Buchanan Street; thence northwesterly, with the southerly margin of said Buchanan Street, 75 feet to a stone; thence in a southerly direction parallel with said alley 129-1/4 feet to the beginning.

Being the same property conveyed to William H. Johnson and wife, Annie H. Johnson, by deed from John L. Ausban and wife, Gladys W. Ausban, of record in Book 3701, Page 37, said Register's Office, dated February 13, 1964. See also Quitclaim Deed of record in Instrument 20111213-0097065, said Register's Office. The said William H. Johnson died October 19, 1992, and title vested in Annie E. Hyde Johnson as surviving tenant by the entirety. The said Annie H. Johnson died testate on July 1, 2006, and the Will was admitted to Probate as Probate No. 06P1198 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Executor and Executrixes of the Estate of Annie Hyde Johnson pursuant to the authority granted by the Will of the decedent of record in the Probate Court of Davidson County, Tennessee, File No. 06P1198.

Tract II

Being part of lot Nos. 116 and 117 in the Plan of lots in the City of Nashville, Tennessee, called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office of Davidson County, Tennessee.

Said part of Lot Nos. 116 and 117 front 51 feet on the southerly side of Buchanan Street, formerly the Hydes Ferry Pike, and more definitely described as follows:

Beginning at a stone in the south margin of the said Buchanan Street and on the east side of an alley; thence southerly with the east margin of said alley 141 feet; thence easterly 48 feet; thence northerly 118 feet to the south margin of the said Buchanan Street; thence with the south margin of Buchanan Street 51 feet to the point of beginning.

Being the same property conveyed to William Henry Johnson, Sr. and wife, Annie E. Hyde Johnson by deed from Murray Norman Fuqua and James Lamont Fuqua of record in Book 5171, Page 860, said Register's Office, dated July 15, 1977. See also Quitclaim Deed of record in Instrument 20111214-0097273, said Register's Office. The said William H. Johnson died October 19, 1992, and title vested in Annie E. Hyde Johnson as surviving tenant by the entirety. The said Annie H. Johnson died testate on July 1, 2006, and the Will was admitted to Probate as Probate No. 06P1198 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Executor and Executrixes of the Estate of Annie Hyde Johnson pursuant to the authority granted by the Will of the decedent of record in the Probate Court of Davidson County, Tennessee, File No. 06P1198.

Tract III

Land in Davidson County, Tennessee, being parts of Lots 116 and 117 on the Map of D. T. McGavock's, et. al, Addition, known as the Town of McGavock of record in Book 21, Page 41, Register's Office of said County, and more fully described as follows:

Beginning at the point in the southwest corner of the intersection of Buchanan Street and 11th Avenue, North; thence with the margin of 11th Avenue, North, southerly 74 feet to a point; thence westerly 150 feet to a point in the east margin of an alley; thence with the line of said alley, northerly 10 feet more or less to a point which is 38 feet north of the corner of the Lots 115 and 116 on said map; thence easterly, parallel to the line between Lots 115 and 116, 48 feet to a point; thence northerly 121 feet, more or less, to the south margin of Buchanan Street; thence with the south margin of Buchanan Street, easterly to the point of beginning.

Being the same property conveyed to Annie E. Hyde Johnson, a married woman, by deed from Dorothy Mintz and husband, Milton Mintz, of record in Book 6356, Page 385, said Register's Office, dated August 7, 1984. See also deed from Annie E. Hyde Johnson to Annie E. Hyde Johnson and husband, William H. Johnson, Sr., of record in Book 7265, Page 636, said Register's Office. See also Quitclaim Deed of record in Instrument 20111214-0097274, said Register's Office. The said William H. Johnson died October 19, 1992, and title vested in Annie E. Hyde Johnson as surviving tenant by the entirety. The said Annie H. Johnson died testate on July 1, 2006, and the Will was admitted to Probate as Probate No. 06P1198 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Executor and Executrixes of the Estate of Annie Hyde Johnson pursuant to the authority granted by the Will of the decedent of record in the Probate Court of Davidson County, Tennessee, File No. 06P1198.

Together with a portion of Alley No. 539 closed by Ordinance No. 087-1635, as amended by Ordinance No. 087-1860 and Ordinance 090-1146, Metro Clerk's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 448, Page 481 and Book 3701, Page 37, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 21, Page 41, said Register's Office.

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 1107 Buchanan Street, Nashville, TN 37208

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 15th day of September, 2017.

Estate of Annie Hyde Johnson
By:

William H. M. Johnson, Jr, Executor
William H. M. Johnson, Jr, Executor

Teresa Johnson Hatten, Executor
Teresa Johnson Hatten, Executor

Starlene A. Taylor, Executor
Starlene A. Taylor, Executor

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 William H.M. Johnson, Jr., Teresa Johnson Hatten, and Starlene A. Taylor, Executors for the Estate of Annie Hyde Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she are the Executors of the Estate of Annie Hyde Johnson and as such Executors they are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of September, 2017.

My Commission Expires: 3/10/19

Notary Public

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