Bill Garrett Davidson County
Batch# 39476 DEEDWARR
12/19/2017 01:05:53 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20171219-0129237

# WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 02/10/2021

(AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc. -Mt. Juliet, 2055 N. Mt. Juliet Road, Suite 202, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Khalid A Hussein | Khalid A Hussein | 148-7-200.00 |
| (NAME) | (NAME) | |
| 1640 Antioch Pike | 1640 Antioch Pike | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Gregory W Irby and Sandra J Irby**, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Khalid A Hussein and Hakeem Musa Hasan**,AS TENANTS IN COMMON, 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:

Real property located in the County of Davidson, State of Tennessee, and described as follows:

Being all of Lot No. 2 on the Final Plat of the Resubdivision of Lot 1 on the Final Plat of Safety Kleen, of record in Instrument No. 20170210-0014147, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description and containing 114,316.5 square feet, which is 2.62 acres, more or less.

Being a portion of the property conveyed to Gregory W. Irby by Clean Harbors Antioch, LLC, by deed of record in Instrument Number 200710120121762, in said Register's Office.

The said Sandra J. Irby, wife of the said Gregory W. Irby, joins in this conveyance for the purpose of conveying any and all right, title and interest that she may have in subject property.

This is improved property with the address of 1640 Antioch Pike, Antioch, Tennessee 37013.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1640 Antioch Pike, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 38399
Warranty Deed Individual BP LE1

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 our hands this 15th day of December, 2017.

Gregory W Irby

Sandra J Irby

**STATE OF TENNESSEE )**
**COUNTY OF WILSON )**

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Gregory W. Irby and Sandra J. Irby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

Witness, my hand and official seal at Mt. Juliet, Tennessee, this the 15th day of December, 2017.

My Commission Expires: 02/10/2021

Notary Public

S. NIXON PRESSLEY

Printed Name of Notary

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE