Bill Garrett Davidson County
Batch# 44738 DEEDWARR
01/05/2018 10:28:59 AM 3 pgs
Fees: $18.00 Taxes: $555.00

20180105-0001649

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

x Maged Ghaly
Affiant

Subscribed and sworn to before me, this 3RD DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/2

(AFFIX SEAL)

THOMAS W. WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maged Ghaly	Maged Ghaly (NAME)	
2511 Dickerson Pk. (ADDRESS)	2511 Dickerson Pk. (ADDRESS)	071-03-0-080.00
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James E. McMurtry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Maged Ghaly, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF PARCEL A ON THE PLAN OF CLYDE L. MORRIS'S SUBDIVISION, AS OF RECORD IN BOOK 1835 PAGE 116, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PART OF PARCEL A IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF DICKERSON PIKE AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO NASHVILLE ELECTRIC SERVICE POWER BOARD BY DEED FROM CLYDE L. MORRIS AND WIFE, LORELL MORRIS; THENCE WITH THE EASTERLY MARGIN OF DICKERSON PIKE SOUTHWARDLY 88.8 FEET TO A CONCRETE MONUMENT TO THE BEGINNING OF A CURVE WITH A RADIUS OF 20 FEET IN A SOUTHEASTWARDLY DIRECTION 27.3 FEET TO ANOTHER CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF DONALD STREET; THENCE WITH THE NORTHERLY MARGIN OF SAID STREET EASTWARDLY 170 FEET MORE OR LESS TO THE WESTERLY MARGIN OF A BANK OF A BRANCH; THENCE WITH THE WESTERLY MARGIN OF SAID BRANCH NORTHERLY 131 FEET, MORE OR LESS; THENCE WESTWARDLY 220 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ROY W. CLARK, JR. FROM CLYDE L. MORRIS AND WIFE LORELL MORRIS AT WARRANTY DEED RECORDED ON MARCH 8, 1955 IN BOOK 2393 PAGE 169, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, CORRECTED BY DEED OF CORRECTION AT BOOK 2442, PAGE 17, SAID REGISTER'S OFFICE. THE SAID ROY W. CLARK, JR. DIED ON OR ABOUT JANUARY 21, 1998. HIS WILL WAS ADMITTED TO PROBATE, AND LETTERS TESTAMENTARY ISSUED TO BRADFORD TRUST COMPANY AND HELEN A. CANTER, BY ORDER ENTERED MARCH 2, 1998 BY THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 98P-318. BRADFORD TRUST COMPANY AND HELEN A. CANTER, PERSONAL REPRESENTATIVES, SUBSEQUENTLY QUITCLAIMED THE WITHIN PROPERTY TO BRADFORD TRUST COMPANY AND HELEN A. CANTER, CO-TRUSTEES OF THE ROY W. CLARK, JR. MARITAL TRUST B, BY INSTRUMENT OF RECORD IN BOOK 11314 PAGE 184, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY AS CONVEYED TO JAMES E. MCMURTRY FROM BRADFORD TRUST COMPANY AND HELEN A. CARTER, CO-TRUSTEES OF THE ROY W. CLARK, JR. MARITAL TRUST B BY SPECIAL WARRANTY DEED RECORDED ON FEBRUARY 5, 2001 AT INSTRUMENT NO. 20010205-0010694.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF PROPERTY CONVEYED BY JAMES E. MCMURTRY TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY WARRANTY DEED OF RECORD AS INSTRUMENT NO. 20060315-0030029, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO-WIT:

RIGHT-OF-WAY ACQUISITION
BEGINNING AT A POINT ON THE PRESENT RIGHT-OF-WAY OF DICKERSON PIKE, 66.55 FEET RIGHT OF

WARRANTY DEED
(Continued)

BASE LINE STATION 32+56.62 FOR PROJECT 02-M-01, SAID POINT BEING THE POINT OF BEGINNING;

THENCE: WITH THE PRESENT RIGHT-OF-WAY, NORTH 61 DEGREES 31 MINUTES 22 SECONDS WEST, 5.52 FEET TO A POINT;

THENCE: WITH A CURVE TO THE RIGHT ALONG THE PRESENT RIGHT-OF-WAY, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 27.18 FEET, A CHORD LENGTH OF 25.14 FEET, AND A CHORD BEARING OF NORTH 22 DEGREES 35 MINUTES 07 SECONDS WEST TO A POINT;

THENCE: NORTH 16 DEGREES 21 MINUTES 08 SECONDS EAST, 88.80 FEET TO A POINT;

THENCE: LEAVING THE PRESENT RIGHT-OF-WAY, SOUTH 61 DEGREES 31 MINUTES 22 SECONDS EAST, 5.11 FEET TO A POINT;

THENCE: WITH THE PROPOSED RIGHT-OF-WAY, SOUTH 16 DEGREES 21 MINUTES 08 SECONDS WEST, 88.40 FEET TO A POINT;

THENCE: WITH A CURVE TO THE LEFT ALONG THE PROPOSED RIGHT-OF-WAY, HAVING A RADIUS OF 20.50 FEET, AN ARC LENGTH OF 27.86 FEET, A CHORD LENGTH OF 25.77 FEET, AND A CHORD BEARING OF SOUTH 22 DEGREES 35 MINUTES 07 SECONDS EAST TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINS 527.3979 SQUARE FEET, OR 0.0121 ACRES.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

GRANTOR RESERVES TO HIMSELF, HIS HEIRS AND ASSIGNS IN AND TO HIS BUSINESS CURRENTLY KNOWN AS "MCMURTRY DISPOSAL" AN EASEMENT FOR THE PARKING OF VEHICLES ON THE EASTERLY PORTION OF THE PROPERTY, BEHIND THE EXISTING BUILDING, AND TO BE ACCESSED FROM DONALD DRIVE ONLY. THE DURATION OF THIS EASEMENT IS FIFTY YEARS, UNLESS EARLIER ABANDONED BY SAID BUSINESS. GRANTOR COVENANTS FOR HIMSELF, HIS HEIRS AND ASSIGNS, TO EXECUTE A RELEASE OF THIS EASEMENT UPON DEMAND SHOULD IT BE EARLIER ABANDONED.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2511 Dickerson Pike, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 3rd day of January, 2018.

WARRANTY DEED
(Continued)

James E. McMurtry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. McMurtry, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of January, 2018.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072