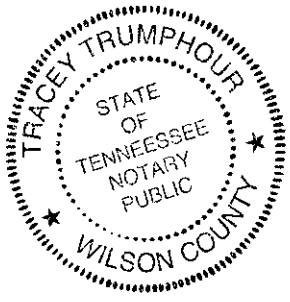
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Gamil K Kamel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2018.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gamil K. Kamel	Gamil K. Kamel	149-00-0-146.00
(NAME)	(NAME)	
127 Brookhaven Trail	127 Brookhaven Trail	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	Smyrna, TN 37167	
(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 considerations, the receipt of which is hereby acknowledged, we, **Donald R. Peery and Tamara Peery, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gamil K. Kamel and Samia Abdalla, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain parcel of land located in the 33rd Councilmanic District of Nashville Davidson County, Tennessee; and being more particularly described as follows:

Beginning at an iron rod situated in the easterly margin of Rural Hill Road; said iron rod also being the southwest corner of the R.R. Baucom property as recorded in Book 2041 Page 319 RODC, Tn;

Thence, leaving the said margin of Rural Hill Road and along the southerly boundary line of Baucom and generally with an old fence line N 89°-40'-19" E - 185.76' to an old iron rod by a fence corner post; said iron rod being located in the westerly boundary line of the Hickory Highlands Apartments property as recorded in Book 6900 Page 729 RODC, Tn;

Thence, leaving the Baucom property and along the said boundary of Hickory Highland Apartments S 02°-08'-14" W - 351.58' to a P.K. Nail situated in the aforesaid easterly margin of Rural Hill Road;

Thence, leaving the said boundary of Hickory Highlands Apartments and along the said margin of Rural Hill Road in a northwesterly direction with a curve to the left having a radius of 362.62' arc length of 271.53' (Chord = N 19°-06'17" W - 262.76' to an iron rod;

Thence, N 40°-20'-47' W - 133.82' to the point of beginning.

Containing 0.497 Acres (21,657 square feet) more or less.

Bill Garrett Davidson County
Batch# 75521 **DEEDWARR**
04/02/2018 02:30:40 PM 2 pgs
Fees: $13.00 Taxes: $103.60

20180402-0030523

Being the same property conveyed to Donald R. Peery and Tamara Peery, husband and wife by Warranty Deed from Charles T. Tate and Joanne S. Tate, husband and wife, dated July 19, 2004 and recorded July 21, 2004 of record in Instrument No. 20040721-0087210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 1224 Rural Hill Road, Nashville, TN 37013
(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 GRANTEE(S), their heirs and/or 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/or 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 29th day of March, 2018.

Donald R. Peery

Tamara Peery

State of Tennessee
County of Wilson

Personally appeared before me Donald R. Peery and Tamara Peery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of March, 2018.

Notary Public
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122