Bill Garrett Davidson County
Batch# 103164 DEEDWARR
06/11/2018 03:23:20 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20180611-0056013

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180500181

WARRANTY DEED

SUSAN FRENSLEY NEWTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 09-07-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 9-7-21

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Husein Al Obaidy and Lina Alhashlamoun 359 Tusculum Road Nashville, TN 37211	US Bank National Assoc. 2300 Wall St. Ste. A Norwood, OH 45212	161-04-0-143.00

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,

Trent Spry Anderson, devisee under the Will of George Thomas Spry and Jarrod Michael Anderson and Trent Spry Anderson, Executors to the Estate of George Thomas Spry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Husein Al Obaidy and Lina Alhashlamoun, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Goodrich Heights Subdivision, as of record in Book 2663, Page 60, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is a portion of the above described property conveyed to Metropolitan Government of Nashville & Davidson County by Warranty Deed from George Thomas Spry and wife, Evelyn R. Spry, dated 2/29/68 and recorded 3/1/68 in Book 4216, Page 86, described as follows:

A strip or parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being a part of Lot No. 2 on the Plan of Goodrich Heights, as of record in Book 2663, Page 60, Register's Office for said County, described according to a survey made by the Engineering Division of the Public Works Department of said Government known as Project 63-R-106 Tusculum Road.

Said part of Lot No. 2 fronts 95.7 feet on the present South margin of Tusculum Road and runs back South 1° 35' East 6.30 feet on the East line and South 1° 35' E 6.5 feet on the West line to points on the new relocated Southerly margin of Tusculum Road on which it measures 95.7 feet thereon and containing 612 square feet, more or less.

BEING the same property conveyed to George Thomas Spry and wife, Evelyn R. Spry by Quitclaim Deed from Sherry Ann Sharp (joined by spouse, Steve Sharp) and Rebecca Lynn Anderson (joined by spouse, Terry Anderson), dated 12/23/95 and recorded 12/27/95 in Book 9898, Page 172; and the same property previously conveyed to Sherry Ann Sharp and Rebecca Lynn Anderson by Quitclaim Deed from George Thomas Spry and wife, Evelyn R. Spry, dated 1/23/95 and recorded 1/24/95 in Book 9577, Page 504; and previously conveyed to George Thomas Spry and wife, Evelyn R. Spry by Warranty Deed from Hermitage Homes, Inc., a Tennessee corporation, dated 7/30/59 and recorded 8/3/59 in Book 2928, Page 75, Register's Office for Davidson County, Tennessee.

The said Evelyn R. Spry is reported to have predeceased George Thomas Spry on 01/04/1997.

The said George Thomas Spry died testate on 8/21/17, and pursuant to Last Will and Testament and Order to Probate filed 11/3/17 in Docket No. 17P-1706 in the Seventh Circuit Court for Davidson County, Tennessee, Jarrod Michael Anderson and Trent Spry Anderson were appointed as Co-Executors.

The subject property was devised solely to Trent Spry Anderson.

Map/Parcel No. 161-04-0-143.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record in Book 2794, Page 363; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plat of record in Book 2663 Page 60; 6) All applicable government and zoning regulations.

Unimproved ( )

This is improved (X) property known as **359 Tusculum Road, Nashville, TN 37211**

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 31st day of May, 2018.

Trent Spry Anderson

Trent Spry Anderson, Executor

Jarrod Michael Anderson, Executor

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 31st day of May, 2018.

Commission Expires: 4/18/21

Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

On this the 31st day of May, 2018, before me personally appeared Jarrod Michael Anderson and Trent Spry Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged they are the Executors to the Estate of George Thomas Spry and are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 2018.

Commission Expires: 4/18/21

Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY