Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1807 00292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me this 25TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

WARRANTY DEED

Bill Garrett Davidson County
Batch# 121079 DEEDWARR
07/26/2018 10:25:14 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180726-0072903

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
Hassan Al- Showeily, an unmarried man	NEW OWNER (NAME)	
316 Antioch Pike (ADDRESS)	3504 Saunders St. (ADDRESS)	133-02-0-106.00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rose B. Loring, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hassan Al- Showeily, an unmarried man, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13, ON THE MAP OF W.G. THUSS' SUBDIVISION OF THE STUMP PROPERTY, AS OF RECORD IN BOOK 547, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 50 FEET ON THE NORTHERLY SIDE OF THE ANTIOCH PIKE, FORMERLY THE MILL CREEK VALLEY PIKE, AND RUNS BACK BETWEEN PARALLEL LINES 134 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO E. BRADFORD AND WIFE, ALMA RUTH BRADFORD BY DEED FROM WILLIAM C. WAGGONER, JR., BY DEED OF RECORD AT BOOK 1285, PAGE 122, SAID REGISTER'S OFFICE. THE SAID E. BRADFORD, BEING THE SAME PERSON AS WILLIAM E. BRADFORD, DIED IN JANUARY, 1964, SURVIVED BY HIS WIFE ALMA RUTH BRADFORD. ALMA RUTH PUCKETT BRADFORD, BEING THE SAME PERSON AS ALMA RUTH BRADFORD, DIED ON AUGUST 4, 2007 AND BY WILL, ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN THE CASE OF ALMA RUTH PUCKETT BRADFORD, DECEASED, NO. 17P-1128, DEVISED THE WITHIN PROPERTY TO BETTY RUTH BRADFORD, SAID WILL AND ORDER BEING OF RECORD AS INSTRUMENTS 20170717-0071632 AND 20170717-0071633 RESPECTIVELY. BETTY RUTH BRADFORD DIED ON MAY 29, 2017 AND BY WILL, ADMITTED TO PROBATE BY THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE IN THE CASE OF BETTY RUTH BRADFORD, DECEASED, CASE 17P-1129, DEVISED THE WITHIN PROPERTY TO ROSE B. LORING. THE DEVISEE WAS EVIDENCED BY AN EXECUTOR'S DEED FROM ROSE B. LORING, EXECUTOR OF THE ESTATE OF BETTY RUTH BRADFORD, DECEASED, TO ROSE B. LORING, OF RECORD AS INSTRUMENT 20171206-0124669, SAID REGISTER'S OFFICE, AS CORRECTED BY A CORRECTED EXECUTOR'S DEED PLACED OF RECORD SIMULTANEOUSLY HEREWITH AS INSTRUMENT 20180726-0072902.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS A PORTION OF THE FRONTAGE PREVIOUSLY CONVEYED AWAY FOR THE IMPROVEMENT OF ANTIOCH PIKE AND DESCRIBED AS FOLLOWS:

A STRIP OR PARCEL OF LAND IN THE 30TH COUNCILMANIC DISTRICT OF METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 13 ON THE MAP OF W. G. THUSS SUBDIVISION OF THE STUMP PROPERTY AS OF RECORD IN BOOK 547, PAGE 7, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 13 FRONTS 50 FEET ON THE PRESENT NORTHERLY MARGIN OF ANTIOCH PIKE AND RUNS BACK BETWEEN PARALLEL LINES 18.5 FEET TO POINTS ON THE NEW RELOCATED NORTHERLY MARGIN OF ANTIOCH PIKE ON WHICH IT MEASURES 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY ALMA RUTH BRADFORD TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD AT BOOK

WARRANTY DEED
(Continued)

4340, PAGE 565, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

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

unimproved ( )
This is improved (X) property, known as 316 Antioch Pike, Nashville, TN 37211
(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 25th day of July, 2018.

Rose B. Loring
Rose B. Loring

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 25th day of July, 2018.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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