Karen Y Johnson Davidson County
Batch# 157142 DEEDWARR
11/06/2018 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20181106-0110051

THIS INSTRUMENT PREPARED BY:	PROPERTY OWNER:	PROPERTY ADDRESS:	MAIL TAX BILLS TO:	TAX PARCEL NO.:
Thomas L. Reed, Jr. Attorney At Law PO Box 10437 MURFREESBORO, TN 37129	Emad Megaly and Sherin Abdelmalak 209 Took Drive Antioch, TN 37013	5306 Hickory Hollow Parkway, Nashville, TN	Owner	Map and Parcel 163 00 0 248.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, Reeves Properties, a Tennessee General Partnership does hereby deed, transfer and convey unto Emad Megaly and Sherin Abdelmalak, husband and wife, their heirs and assigns, forever, that certain parcel of real estate, being more particularly described as follows to-wit:

Located in the 1st Civil District of Davidson County, Tennessee.

Bounded on the south by Hickory Lane and on the west by Hickory Hollow Parkway, and being Lot No. 8A, Section II, Hickory Hollow Mall of record in Book 5190, page 327, Registers Office of Davidson County, Tennessee, more particularly described according to a survey of Barge, Waggoner, Sumner & Cannon, dated October 4, 1977, revised October 20, 1977 and April 25, 1979, as follows:

Beginning at a point in the easterly margin of Hickory Hollow Parkway, 280.18 feet from the center line of Bell Road; thence North 46^0 51' 49" East, 187.34 feet to a point; thence South 43^0 08' 11" East, 124.0 feet to A point; thence South 33^0 37' 12" East, 70.38 feet to a point; thence South 43^0 08' 11" East, 35.00 feet to a point in the northerly margin of Hickory Hollow Lane; thence westerly with a curve to the right along Hickory Lane having a central angle of 12^0 48' 55", a radius of 270.00 feet and a distance of 60.39 feet to a point; thence South 46^0 51' 49" West, 80.81 feet to a point, the beginning of a curve to the right; thence with said curve having a central angle of 190^0 00', a radius of 35 feet, and a distance of 54.98 feet to a point; thence along Hickory Hollow Parkway North 43^0 08' 11" West, 200.14 feet to the point of beginning, containing 0.98 acres, more or less.

Being the same property conveyed to Reeves Properties, a Tennessee General Partnership of record as Instrument No.20070906-0107100, Register's Office for Davidson, Tennessee.

This property is subject to existing leases, easements and set back lines in existence or of record; all zoning and subdivision restrictions of the appropriate governmental body; and, other matters of public record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging to the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered, except as set forth above.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this the 31 day of October 2018.

Reeves Properties

WRR Properties LLC, Partner of Reeves Properties

By: _____

W. Richard Reeves, Chief Manager of WRR Properties LLC

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally, appeared before me, a Notary Public in and for the state and county aforementioned, W. Richard Reeves, Chief Manager of WRR Properties LLC, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of WRR Properties LLC, a partner of Reeves Properties, and that he as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31 day of October 2018.

_____
Notary Public

My Commission expires: 3/18/2019

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE]
:ss
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$950,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Emad Megalli
Affiant

Sworn to and subscribed before me, this the 31 day of October 2018.

NOTARY PUBLIC

My Commission Expires: 3/18/2019

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY