Karen Y Johnson Davidson County
Batch# 161759 DEEDWARR
11/16/2018 09:28:43 AM 4 pgs
Fees: $23.00 Taxes: $142.45
20181116-0112938

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Saed Y. Qiqieh Post Office Box 781 Goodlettsville, TN 37070	New Owner(s)	050-00-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THOMAS DARREL LYLE, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto SAED Y. QIQIEH, a resident of the State of Tennessee ("Grantee"), his heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 3538 Barnett Drive, Nashville, Tennessee 37207. The Subject Property is not the marital residence of Grantor. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to the Subject Property to Grantee, his heirs, successor and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 14 day of November, 2018.

GRANTOR:

THOMAS DARREL LYLE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me JOSH HANKINS, a Notary Public of said County and State, personally appeared THOMAS DARREL LYLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 14 day of November, 2018.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Thirty-Eight Thousand Five Hundred and 00/100 Dollars ($38,500.00).

AFFIANT

Sworn to and subscribed before me, this 14 day of November, 2018.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND being located in Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the west line of the 1.03 acre tract heretofore conveyed to Marshall Newlin, being the northeast corner of the 115 feet by 120 feet lot conveyed to Marshall Newlin; thence westwardly 121 feet to a point in the line intersecting the 58-foot off-set in the south line of the Newlin home tract conveyed to Aline and Sarah Newlin and Elizabeth Reinhardt, 115 feet to a point; thence eastwardly with the south line of said home, tract 122 feet to a point, being the northwest corner of the Marshall Newlin 1.03 acre tract; thence southwardly 115 feet to the point of beginning.

BEING the same property conveyed to THOMAS DARREL LYLE, a single man, by deed from SARAH NEWLIN PEARRE, a single woman, of record in Book 11595, page 748, dated July 29, 1999, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Subject Property.