Karen Y Johnson Davidson County
Batch# 176360 DEEDWARR
12/20/2018 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20181220-0123877

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

31474-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mohammad Amer 4043 Ethan Avenue Mt. Juliet, TN 37122	New Owner	08600015100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Zaidoun Nofal** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Mohammad Amer** (hereinafter referred to as the "**Grantee**"), his heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

LAND and all improvements located in the 4th Civil District of Davidson County, Tennessee, being described as follows:

BEGINNING at a point in the center of Dodson Chapel Road, 77 feet South of a point in the center of Dodson Chapel Road and Central Pike; thence, East 115 feet parallel with Central Pike to a point; thence, southerly and parallel with Dodson Chapel Road 103 feet, more or less, to a point in the corner of Wright's land; thence, westwardly 115 feet to an iron pin, the center of Dodson Chapel Road; thence, northerly along the center of said Road, 103 feet, more or less, to the POINT OF BEGINNING.

BEING all of the same property conveyed to Zaidoun Nofal by Warranty Deed dated November 1, 2016 from Ronald E. Semones and wife, Linda Semones and William R. Lewis and wife, Billie M. Lewis, of record in Instrument No. 20161103-0116542, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 3961 Dodson Chapel Road, Hermitage, TN 37076.

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of December, 2018.

Zaidoun Nofal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zaidoun Nofal, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of December, 2018.

Notary Public
My Commission Expires: 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
19th day of December, 2018.

Notary Public
My Commission Expires: 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel 08600015100.

3. Subject to the right-of-way of Dodson Chapel Road.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019