Karen Johnson Davidson County
Batch# 186811 DEEDWARR
01/22/2019 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20190122-0006207

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 11.8.21
(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Magdi Hanna 3165 Anderson Road Antioch, TN 37013	New Owner	150-00-0-040.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kirby Sands and wife, Ina Russell Sands, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Magdi Hanna, a married man, and Mary T. Mohareb, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Tract 1 3165 Anderson Rd., Nashville, TN Parcel ID: 15000004000

Beginning at an iron pin found at the Northwest corner of 3165 Anderson Rd. at the Northeast corner of 3161 Anderson Rd being on the South margin of Anderson Rd., thence following the margin of Anderson Rd. travel S 81-03-46 E 136.31' to a point, Thence S 7-36-24 W 437.76' to a point on the Southeast corner of Tract 2 this survey, Thence N 82-58-09 W 133.98' to an iron pin on the East line of Parcel 15000003700 RODC, Thence N 9-15-39 E 101.94' to the Southeast corner of 3161 Anderson Rd., Thence N 6-45-31 E 403.58' to the point of beginning, containing 66941.07 SF or 1.53 Acres, more or less, according to a survey by Elkins Surveying Co. dated March 8, 2018.

Tract 2

Beginning at an iron pin found at the Southwest corner of Tract 1 this survey at a point on the East line of Parcel 15000003700, travel S 82-58-09 E 133.98' to a point, Thence S 7-13-33 W 70.65' to a point, Thence S 7-51-45 W 66.51' to a point, Thence S 7-32-05 W 16.72' to a point, Thence S 5-53-01 W 104.55' to a point, Thence S 9-12-19 W 103.33' to a point, Thence S 5-16-40 W 89.30' to a point, Thence S 9-58-26 W 87.08' to a point, Thence S 7-25-00 W 92.02' to a point, Thence S 7-32-05 W 56.42' to a

point at the Northeast corner of Parcel 15000003700, Thence N 79-45-57 W 136.59' to the Southwest corner of this tract, Thence N 7-32-17 E 248.18' to a point, Thence N 7-32-17 E 348.81' to a point, Thence N 9-15-39 E 80.64' to the point of beginning, containing 93642.66 SF or 2.15 Acres, more or less, according to a survey by Elkins Surveying Co. dated March 8, 2018.

Being a part of the same property conveyed to Hattie Mai Fergus by Warranty Deed dated 07/05/1944 from Thomas Alton Morre and wife, Helen Snavely Moore of record in Book 1284, Page 608; and part of the same property conveyed to Hattie Mai Fergus by Quit Claim Deed dated 10/12/1959 from Will Buchanan also known as William Buchanan of record in Book 2965, Page 287; and further, being a part of the same property conveyed to Hattie Mai Fergus by Warranty Deed dated 05/20/1976 from James Lewis Sands and wife, Elizabeth Bess Sands of record in Book 5027, Page 176, Register's Office for Davidson County, Tennessee.

The said The Last Will and Testament of Hattie Mai Bess Fergus, deceased died testate devising subject property to Kirby Sands and his wife, Ina Russell Sands filed in Will Instrument 200406210072898, in the Probate Court Clerk's Office for Davidson County.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3165 Anderson Road, Antioch, TN 37013

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 the 17th day of January, 2019.

Kirby Sands by J. D. Stacey, Attorney-in-fact
Kirby Sands, by Jennifer D. Stacey
Attorney-in-Fact

Ina Russell Sands by J. D. Stacey, Attorney-in-fact
Ina Russell Sands, by Jennifer D. Stacey
Attorney-in-Fact

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared, Jennifer D. Stacey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Kirby Sands and Ina Russell Sands, the within named bargainors, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kirby Sands and Ina Russell Sands, the bargainors, by the said, Jennifer D. Stacey, as Attorney-in-Fact.

Witness my hand and official seal, this the 17th of January, 2019.

WANDA F. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/8/21

(SEAL)

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212