ADDRESS NEW OWNERS and
SEND TAX BILLS:
SAMER A. HAFEZ

1320 Gallatin Pike
Madison, TN 37115

Karen Johnson Davidson County
Batch# 241261 **DEEDWARR**
06/11/2019 09:01:54 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190611-0055794

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
51 - 11 - 71 & 51 - 11 - 72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **IBRAHIM SULEIMAN and SABAH BADEL,** hereinafter called GRANTORS, have this day bargained and sold and by these present transfer and convey to **SAMER A. HAFEZ,** hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property:

TRACT 1:
A tract of land in the 15th, formerly the 11th, Civil District of Davidson County, being a part of the south part of Lot No.3, being west of the Gallatin Pike, on the plan of the lands of N. O. Love, deceased, of record in Minute Book 7, Page 176 of the County Court for said County, and described as follows:

Beginning at a point in the west margin of Gallatin Pike in the north margin of a 50-foot street, as proposed, which said street lies along the north boundary line of the National Cemetery; thence along the margin of said street, North 87 deg. 50 min. West 452.2 feet to a stone, being the southeast corner of the land conveyed to John B. Sasser by deed of record in Book 1079, Page 346; thence along what was formerly Sasser's east line, North 18 deg. 16 min. East 169.5 feet to a stone in a fence, being in the south line of the land conveyed to Musette M. Dunn; thence with her south line, South 75 deg. 07 min. East 421.6 feet to a stake in the west margin of Gallatin Pike; thence with the margin of the same, South 7 deg. 17 min. West 71.3 feet to the point of beginning.
This is improved property known as 1320 Gallatin Pike S., Madison, Tennessee 37115.
Being the same property conveyed to Ibrahim Suleiman and Sabah Badel by Warranty Deed from Paul Green Crenshaw, Trustee of the Crenshaw Family Trust of record in Instrument No. 20100323-0021591, Register's Office for Davidson County, TN.

TRACT NO. 2:
Land in the 4th Councilmanic District of Davidson County, Tennessee, being the southwesterly part of Lot No.3, being west of the Gallatin Pike, on the plan of the lands of N. O. Love, deceased, of record in Minute Book 7, Page 176 of the County Court for said County, and described as follows:

Beginning at an iron pin located in the intersection of northern right of way margin of a proposed street and the eastern right of way margin of the Louisville and Nashville Railroad; thence with the eastern right of way margin of said railroad N. 18 deg. 5 min., 25 sec. East 211.11 feet to an iron pin in the southwest corner of the W.R. Dunn property; thence along the southern property line of said property South 75 deg. 13 min. 5 sec. East 183.23 feet to a rock corner stone; thence South 18 deg. 24 min. 54 sec. West 169.76 feet to a rock corner stone in the northern right of way margin proposed street; thence with right of way of said street North 87 deg. 50 min. West 189.22 feet to the point of beginning, said tract containing 0.80 acre.
An easement for ingress and egress to the property is also conveyed as shown in Insturment No. 20100323-0021593, Register's office for Davidson County, TN.
Being the same property conveyed to Ibrahim Suleiman and Sabah Badel by Warranty Deed from Paul Green Crenshaw, of record in Instrument No. 201000323-0021593, Register's Office for Davidson County, Tennessee.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 7 day of June, 2019.

IBRAHIM SULEIMAN

Sabah Badel by Ibrahim Suleiman

SABAH BADEL by IBRAHIM SELEIMAN, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, IBRAHIM SULEIMAN, 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 within instrument for the purposes therein contained.

Witness my hand at office this 7 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, the within named, IBRAHIM SULEIMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SABAH BADEL as Attorney-in-Fact, and who acknowledged that she executed the within instrument as the free act and deed of the said SABAH BADEL.

Witness my hand at office, this 7 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

AFFIANT

Subscribed to and sworn before me, this the 7 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 4.19.21

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989