Batch# 276750 DEEDWARR
08/27/2019 09:39:11 AM 2 pgs
Fees: $13.00 Taxes: $1,415.25
20190827-0086103

ADDRESS NEW OWNERS and
SEND TAX BILLS:
SAMER A. HAFEZ
1314 Gallatin Rd.
South Madison, TN 37115

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

MAP PARCEL NUMBER: 51-11-70

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 (by Ibrahim Suleiman, Attorney in Fact),** 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, to wit:

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of the southerly five acres layin west of the Gallatin Pike of Lot No. 3 on the plan of the land of N.O. Love, deceased, as of record in Minute Book 7, Page 176 of the County Court of said County, described as follows:

Beginning in the easterly right of way line of the Louisville and Nashville Railroad Company at a point 100 feet southerly from the northwest corner of said five acres, being also the southwest corner of the land conveyed by Louise Summers and husband, M. W. Summers to Robert Walker and wife, by deed of record in Book 784, Page 155, Register's Office for said County; thence easterly along said Walker's south line, 37.5 poles, more or less, to a point in the center of said pike, 100 feet southerly from the northeast corner of said five acres; thence southeastwardly along the center of said pike, 100 feet to a point; thence westwardly, parallel with Walker's south line, 38.5 poles, more or less, to the easterly right of way line of said Railroad Company; thence northerly, along said right of way line, 100 feet to the beginning.

Being the same property conveyed to Ibrahim Suleiman and Sabah Badel by Warranty Deed from Paul Green Crenshaw, Trustee of the Crenshaw Family Trust, recorded May 12, 2008, in Instrument No. 20080512-0049023, Register's Office for Davidson County, Tennessee.

This is improved property known as 1314 Gallatin Road, South Madison, TN 37115.

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

GRANTORS covenant with GRANTEES 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.

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

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

Executed on this 23 day of August, 2019.

IBRAHIM SULEIMAN

Sabah Badel by IBRAHIM SELEIMAN

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 23 day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

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

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 23 day of August 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

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

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $382,500.00.

AFFIANT

Subscribed to and sworn before me, this the 23 day of August 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

MIRANDA BELOTE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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