Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 408831 DEEDWARR
06/02/2020 10:17:42 AM 2 pgs
Fees: $13.00 Taxes: $7,030.00

20200602-0056420

JM-SB-HFR-20-02622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/6/21
(AFFIX SEAL)

Carrie Borden
State of Tennessee
Notary Public
Williamson County
My Commission Expires December 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Magdi Hanna **Haroun Sultans** **Emad Youssef**	**NEW OWNER**	
(NAME) 100 Truman Road	(NAME)	**149-08-0-020.00**
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RUSSELL E. CREAGER AND WIFE, GWEN M. CREAGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGDI HANNA AND HAROUN SULTANS AND EMAD YOUSSEF, ALL AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT ONE:
A tract of land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, on August 23, 1949, as follows:

Beginning at an iron pin on the northeasterly margin of the Murfreesboro Road, 405.6 feet northwesterly from the center line of Bell Lane; thence north 47 degrees 15 minutes east 258.2 feet to an iron pin in the center of a branch; thence south 32 degrees west 272.7 feet to a point in the northeasterly margin on Murfreesboro Road; thence with same north 42 degrees west 69.6 feet the point of beginning.

TRACT TWO:
Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, August 23, 1949, as follows:

Beginning at a point in the Northeasterly margin of Murfreesboro Pike, 405.6 feet north-westerly from the center line of Bell Lane; thence north 47 degrees 15 minutes East 258.2 feet to an iron pin in the center of a branch; thence with the center of said Branch, North 32 degrees East 260.3 feet to a point; thence North 45 degrees East 121 feet to a point in the line of the land belonging to Sanders; thence with the Sanders line, North 61 degrees 20 minutes West 153 feet to a point; thence South 42 degrees 49 minutes West 271.4 feet to a point; thence South 42 degrees East 65 feet to a point; thence South 42 degrees 49 minutes West 300 feet to a point in the margin of Murfreesboro Road; thence with the margin of said Road, south 42 degrees East 146.4 feet to the point of beginning.

TRACT THREE:
Land in the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, being described according to a survey made by George W. Watkins, Surveyor, August 23, 1949, as follows:

Beginning at an iron pin in the Northeasterly margin of Murfreesboro Pike, which pin is 552 feet Northwesterly from the center line of Bell Lane; thence North 42 degrees 49 minutes East 300 feet to a point; thence North 42 degrees West 65 feet to a point in the south line of the Sanders Property; thence with Sanders' South line, South 42 degrees 49 minutes west 300 feet to the margin of Murfreesboro Pike or Road; thence with the margin of the same, south 42 degrees East 65 feet to the point of beginning.

Being the same property conveyed to Russell E. Creager and wife, Gwen M. Creager by Quitclaim Deed from Creager Part A, LLC, of record in Instrument No. 20180525-0050387, Register's Office for Davidson County, Tennessee, dated May 22, 2018 and recorded on May 25, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Permanent Easement and Temporary Construction Easement of record in Book 9570, Page 951, Register's Office for Davidson County, Tennessee.
- Consent Judgment and Final Decree to the State of Tennessee of record in Instrument No. 20000428042342, Register's Office for Davidson County, Tennessee.
- The Company assumes no liability hereunder for any adverse consequences resulting from the inadequate registration of the title to the manufactured housing or mobile home unit on said land with the appropriate governmental entity, or any perfected liens or security interests on said unit, except for those duly recorded in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2622 Murfreesboro Pike, Nashville, Tennessee 37217**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th DAY OF MAY, 2020.

Russell E. Creager

Gwen M. Creager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL E. CREAGER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWEN M. CREAGER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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Nashville, TN 37212