WARRANTY DEED

STAR OVERTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7-21-07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,700.00

L. T. Jamont Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lamont O. Tate	Lamont O. Tate	83-1-102
(NAME)	(NAME)	
1029 Sharpe Avenue	1029 Sharpe Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20041965

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Terry Ishmael**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Lamont O. Tate**, a married man,** hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

*unmarried
** and wife, Monica N. Tate

Being Lot No. 48, on the Plan of Jones and Bradford's Subdivision, of record in Plat Book 161, Page 142, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Property commonly known as: 1029 West Sharpe Avenue, Nashville, TN 37206

BEING all of the same property conveyed to Terry Ishmael by QuitclaimDeed from Randall W. Ishmael and Terry R. Ishmael, dated July 26, 2001 of record in Instrument No. 200108150088151 and the same property conveyed to Terry R. Ishmael and Randall W. Ishmael by Quitclaim Deed from Terry R. Ishmael, unmarried, dated May 22, 2000 and filed of record in Instrument No.200007190071282 and being the same property conveyed to Terry R. Ishmael, unmarried by Warranty Deed from Hubert Fyke and wife, Dorothy Fyke, dated October 29, 1998 in Book 11178, Page 634, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1029 Sharpe Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of September, 2004.

Terry Ishmael

Terry Ishmael

Davidson County DEEDWARR
Recvd: 10/18/04 12:17 2pgs
Fees:13.00 Taxes:494.69

20041018-0124851

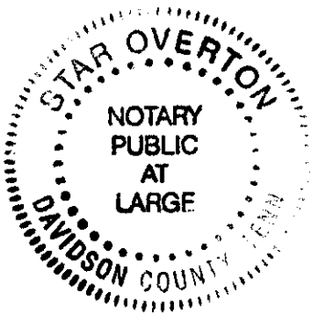
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Terry Ishmael, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Terry Ishmael executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of September, 2004.

Commission expires:



My Commission Expires 7-21-07

Notary Public