BILL GARRETT, Davidson County
Trans:T20140025455 DEEDWARR
Recvd: 04/15/14 12:40 2 pgs
Fees:13.00 Taxes:501.17
20140415-0031438

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN144112

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,450.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2014.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Sanborn 3829 Eckhart Drive Nashville, TN 37211	Same address as new owner	133-12-0-261.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand Four Hundred Fifty and 00/100 Dollars ($135,450.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **HISHYAR ISMAIL, A MARRIED PERSON**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT W. SANBORN, A SINGLE PERSON**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 102 on the plan of Greenwood Hills, Section Four, of record in Plat Book 4955, Page 49, Register's Office for said county to which reference is hereby made for a more complete description.

Being the same property conveyed to Hishyar Ismail, a married person, by Warranty Deed from U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2005-CB1, dated 5/16/2013, recorded 6/19/2013, of record in Instrument No. 20130619-0062709, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 4955, page 49; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 3829 Eckhart Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

WITNESS MY HAND, this the 14th day of April, 2014.

HISHYAR ISMAIL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Hishyar Ismail, 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 and seal, this the 14th day of April, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014