RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156495

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150073168 DEEDWARR
Recvd: 08/28/15 09:41 2 pgs
Fees:13.00 Taxes:647.50
20150828-0087265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2015.

NOTARY PUBLIC

My commission expires: 29 July 18

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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
Adam M. Issa and Alicia R. Issa 4649 Woodside Dr. Old Hickory, TN 37138	New Penn Financial, LLC 4000 Chemical Road, Ste. 200 Plymouth Meeting, PA 19462	064 04 0 555.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ZACHARY J. STEWART AND STEPHANIE STEWART, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ADAM M. ISSA AND ALICIA R. ISSA, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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 & Wilson County, Tennessee, being Lot No. 59, on the plan of Woodside Subdivision, Section II, of record in Plat Book 5200, Page 98 Register's Office for Davidson and Plat Book 16, Page 147, Register's Office for Wilson Counties, Tennessee to which references are hereby made for a more complete description of said lot.

BEING the same property conveyed to Zachary J. Stewart, by Deed dated July 15, 2009 and recorded July 20, 2009, of record in Instrument No. 20090720-0067442, in the Office of the Register of Deeds of Davidson County, Tennessee. THEREAFTER, being the same property conveyed to Zachary J. Stewart and Stephanie Stewart, husband and wife, by Quit Claim Deed dated October 19, 2012 and recorded October 30, 2012, of record in Instrument No. 20121030-0099174, in the office aforesaid.

The address of the herein described property is believed to be 4649 Woodside Drive, Nashville, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy,

the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

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

WITNESS MY/OUR HANDS, this the 26th day of August, 2015.

ZACHARY J. STEWART

STEPHANIE STEWART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Zachary J. Stewart and Stephanie Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 26th day of August, 2015.

Notary Public

HUNTLY GORDON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Printed Notary Name

My commission expires: 29 July 18