WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170029033 DEEDWARR
Recvd: 04/06/17 10:05 2 pgs
Fees: 13.00 Taxes: 185.00
20170406-0033707



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Renas Seleman Haji	Renas Seleman Haji	133-11-OA/84.00
(NAME) 4060 Hollis Hill Drive	(NAME) 8041 Brockman Lane ~~500 Paragon Mills Road, Apartment M-5~~	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Hishyar Abdule Ismail,** a married man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Renas Seleman Haji,** unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. M-5 of Canterbury Hall Condominium, a Condominium or horizontal property regime established by Master Deed of Record in Book 5440, page 255, register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 5441, page 819 and Book 5865, page 101, said Register's Office and shown on a Plan of record in Plat Book 5200, page 159, said Register's Office

Being the same property conveyed to Hishyar Ismail, married by deed from Dennie Ray Maness, unmarried dated December 3, 2015 and filed for record December 7, 2015 as Instrument No. 20151207-0123184 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Master Deed of Record in book 5440, page 255 as amended in Book 5441, page 819 and Book 5865, page 101, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 5200, page 159, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Taxes have been prorated between the parties and assumed by the Grantee(s).

This is investment property and is not and has never been the marital residence of Hishyar Ismail.

unimproved ☐

This is improved ☑ property, known as 500 Paragon Mills Road, Apartment M-5, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 4th day of April, 2017.

Hishyar Abdule Ismail

State of Tennessee
County of Davidson

Personally appeared before me Hishyar Abdule Ismail, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of April, 2017.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20



File No.: 201703030