Bill Garrett Davidson County
Batch# 489 DEEDWARR
09/13/2017 09:48:08 AM 2 pgs
Fees: $13.00 Taxes: $880.60
20170913-0093455

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September, 2017

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2017-1198

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Carter Beall	new owner	172-08-0A-107.00-CO
(NAME)	(NAME)	
1505 Hunters Branch Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gary Ishee and Kimberly Ishee, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Carter Beall, an unmarried man** 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 Lot No. 107 on the Plan of Section Two-A, Hunters Branch, Planned Unit Development of record in Plat Book 6250, Page 819, amended in Book 6815, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Ishee and Kimberly Ishee by Warranty deed from Blake S. Brodien of record in Instrument No. 20050916-0111628 Register's Office for Davidson County, Tennessee, dated September 02, 2005 and recorded on September 16, 2005.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 819, as amended in Book 6815, Page 77, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6601, Page 7, Register's Office for Davidson County, Tennessee. By-Laws for Homeowners Association of record in Book 6632, Page 429, in the Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Book 6632, Page 424, as amended in Book 8923, Page 318, in the Register's Office for Davidson County, Tennessee. Conveyance of common area to Homeowners Association of record in Book 6612, Page 885, in the Register's Office for Davidson County, Tennessee. Deed(s) of conveyance to Metro Government for Water Main and Gravity Sewer of record in Book 7893, Page 324, Book 7893, Page 403 and Book 7893, Page 407, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-FN-17-1505

This property, known as 1505 Hunters Branch Road, Antioch, TN 37013
(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 hand(s) this 8th DAY OF Sept, 2017.

Gary Ishee by Yvette Meldrum, his attorney in fact

Gary Ishee by Yvette Meldrum, his Attorney-in-Fact

Kimberly Ishee by Yvette Meldrum, her attorney in fact

Kimberly Ishee by Yvette Meldrum, her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Gary Ishee and Kimberly Ishee, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Gary Ishee and Kimberly Ishee, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 8th day of September, 2017.

Rachel Figueroa
Notary Public

My Commission Expires: 9/29/18

(SEAL)

RACHEL W. FIGUEROA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY