PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179522

WARRANTY DEED

Bill Garrett Davidson County
Batch# 9936 **DEEDWARR**
10/10/2017 10:43:06 AM 3 pgs
Fees: $18.00 Taxes: $843.60

20171010-0103671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENITA SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

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
Zohaa S. Ismail 121 Highland Villa Drive Nashville, TN 37211	Same address as new owner	161 14 0B 121.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Eight Thousand and 00/100 Dollars ($228,000.00), 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, **JACQUELYN WHITE GEE, KRISTI LYNETTE LIPSCOMB AND GINA ANNETTE COULTER, DEVISEES OF THE BARBARA L. MITCHELL ESTATE BY LAST WILL AND TESTAMENT,** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ZOHAA S. ISMAIL, A SINGLE WOMAN**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit 121 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278, page 312, and amended in Book 7347, page 717, Book 7352, page 630, Book 7467, page 580, Book 7470, page 153 and Book 7600, page 361, all in the Register's Office for Davidson County, Tennessee, reference to the plan thereof, Exhibit B to said Master Deed, being hereby made for full particulars.

Being the same property conveyed to Barbara L. Mitchell, by Quitclaim Deed from Francis P. Mitchell, dated 10/26/1992, recorded 12/21/1992, of record in Book 8819, page 618, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Francis P. Mitchell and wife, Barbara L. Mitchell by deed dated 6/19/1990, said Register's Office.

The said Barbara L. Mitchell having since died on January 4, 2016 and Jacquelyn White Gee, Kristi Lynette Lipscomb and Gina Annette Coulter being named devisees of the estate by Last Will and Testament filed with the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 19P661

The address of the herein described property is believed to be 121 Highland Villa Drive, Nashville, TN 37211, 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), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of October, 2017.

Jacquelyn White Gee

JACQUELYN WHITE GEE

Kristi Lynette Lipscomb by James L. Gee Attorney-in-Fact

KRISTI LYNETTE LIPSCOMB BY JAMES L. GEE, ATTORENY-IN-FACT

Gina Annette Coulter by James L. Gee Attorney-In-Fact

GINA ANNETTE COULTER BY JAMES L. GEE, ATTORENY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal, this the 6th day of October, 2017.

Notary Public
My commission expires: 1-8-19

8-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James L. Gee, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Kristi Lynette Lipscomb and acknowledged that he executed the same as the free act and deed of the said Kristi Lynette Lipscomb.

WITNESS my hand and seal, this the 6th day of October, 2017.

BEATTY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James L. Gee, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Gina Annette Coulter and acknowledged that he executed the same as the free act and deed of the said Gina Annette Coulter.

WITNESS my hand and seal, this the 6th day of October, 2017.

BEATTY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public
My commission expires: 1-8-19