WARRANTY DEED

Bill Garrett Davidson County
Batch# 20995 DEEDWARR
11/01/2017 03:28:14 PM 2 pgs
Fees: $13.00 Taxes: $74.00

20171101-0112262

LATRECE MCADOO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2018

File # 12612

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hussaen Ismail	NEW OWNER	05800016400
(NAME)	(NAME)	
0 Drakes Branch		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, We, **Ruby Jean Brown-Battle, Adrienne Battle, Carlton Battle, and Christopher Battle,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hussaen Ismail, 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 the 13th, formerly 23rd, Civil District of Davidson County, being part of Lot No. 2 on the Plan of the Lands of W. J. Drake, deceased, as of record in Minute Book "J", Pages 396 and 397, County Court for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, May 5, 1963, and May 25, 1964, as follows:

Beginning at an iron pin on the easterly margin of Drakes Branch Road, at the intersection of the easterly margin of said Road and the northerly line of Lot No. 43 of Block "DD" on the Revised Map of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for said County; thence with the easterly margin of said Road, North 2° 06' east 200.2 feet to an iron pin; thence south 85° 31' east 400 feet to an iron pin; thence south 2° 06' west 201.4 feet to an iron pin in the northerly line of said Fairview Subdivision; thence with the said line, north 85° 31' west 400 feet to the point of beginning, containing 1.75 acres, more or less.

Being the same property conveyed to Don Battle by Warranty Deed from Leon Prather ,Jr., a/k/a H. Leon Prather, Jr. as of record in Instrument No. 20031121-0170044, Register's Office for Davidson County, Tennessee. The said Don Battle a/k/a Donald Carl Battle having since died intestate as evidenced by Probate File 15P116, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

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 20th day of October, 2017.

Ruby Jean Brown-Battle

Adrienne Battle

Carlton Battle

Christopher Battle

State of Tennessee
County of Davidson

Personally appeared before me Ruby Jean Brown-Battle, Adrienne Battle, Carlton Battle, and Christopher Battle, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of October, 2017.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

Notary Public
My Commission Expires: _____

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