Bill Garrett Davidson County
Batch# 54852 DEEDWARR
02/05/2018 10:28:51 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20180205-0011294

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 1st day of February, 2018.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Khannaw Ismael	new owner	**162120A07700CO**
1164 Brittany Park Lane		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Hollingsworth and Lindsey, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Khannaw M Ismael, an unmarried woman

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. 77, on the Plan of Brittany Park, Phase II, of record in Book 9700, page 796, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hollingsworth and Lindsey, LLC, by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee (appointed in Instrument No. 20170605-0055503), dated July 25, 2017, of record in Instrument No. 20170803-0079217, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 9700, page 796, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 10016, page 870, amended in Book 10772, page 988, amended in Instrument No. 20021025-0130771, Book 11398, page 4, Book 10772, page 988, said Register's Office.

Agreement of record in Book 9938, page 753, said Register's Office.

Deeds of record in Book 10021, page 60, Book 10789, page 173, Book 11444, page 145, Book 11444, page 210, said Register's Office.

Boundary Plat of record in Plat Book 7900, page 998, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1164 Brittany Park Lane, Antioch, TN 37013.

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 in 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.

Linda H. Vaughn, Pres. Date: Feb 1, 2018
Hollingsworth and Lindsey, LLC
By: Linda H Vaughn
Its: President

STATE OF Tennessee

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Linda H Vaughn with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is President of Hollingsworth and Lindsey, LLC and that she is authorized by Hollingsworth and Lindsey, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 1st day of February, 2018.

NOTARY PUBLIC

My Commission Expires: 12/28/19

LELAND L. COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-PR-17-1164