Bill Garrett Davidson County
Batch# 89169 DEEDWARR
05/07/2018 11:15:19 AM 3 pgs
Fees: $18.00 Taxes: $336.70
20180507-0043378

This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18175

Send Tax Bills To:
New Owner

New Owner is:
Hishyar Ismail
7332 Smokey Hill Road
Antioch, TN 37013

MAP: 136-10-0B
PARCEL: 058.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Alvin Bali and spouse, Sharmila Bali**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Hishyar Ismail**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 3558 Seneca Forest Drive, Nashville, TN 37217

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING a condominium apartment in Davidson County, Tennessee, being Unit No. 34 of Priest Lake Forest, Section 5, a horizontal property regime pursuant to the Tennessee Horizontal Act, as shown on the plan of record in Book 5200, Page 627, amended in Book 10766, Page 791, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Alvin Bali and spouse, Sharmila Bali, by Warranty Deed from Holley L. Bettis Brown, married, dated 8/6/04 and recorded 8/9/04 in Instrument No. 20040809-0095828, Register's Office for Davidson County, Tennessee. Steve Brown, spouse of Holley L. Bettis Brown, joined in the conveyance of this document.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated **and assumed by the Grantee.**

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of APRIL, 2018.

GRANTOR:

Alvin Bali

Sharmila Bali

ACKNOWLEDGEMENT

COUNTRY OF CANADA
STATE/PROVINCE OF ALBERTA
COUNTY/CITY OF CALGARY

Before me, the undersigned a Notary Public within and for the Country aforesaid, and duly authorized to acknowledge documents for use in the United State of America, personally appeared **Alvin Bali and spouse, Sharmila Bali**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of APRIL, 2018.

Kishor Kumar Lalwani
Notary Public Commissioner Expiry Date Dec. 31, 2019
Tel. (403) 975 3108, email kishorlalwani@gmail.com
Notary Public

My Commission Expires: Dec. 31, 2019

602 - 1121 15 AVE. SW
Calgary, AB - T2R 0S8

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $91,000.00.

Affiant

SWORN TO and subscribed before me this 1st day of May, 2018.

NOTARY PUBLIC

My commission expires: _____

Margaret A. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021