WARRANTY DEED

Bill Garrett Davidson County
Batch# 112737 DEEDWARR
07/05/2018 11:04:18 AM 2 pgs
Fees: $13.00 Taxes: $969.03

20180705-0065062

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$259,900.00~~ $261,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18 TH DAY OF JUNE, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9497

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mary Katherine Gant and Elizabeth Marie Meyers	new owners	
3821 Lake Aire Drive		136-07-0-070.00
Nashville, TN 37217		

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,

KHEME KESTAY, AND HUSBAND, ISLAM KESTAY

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

MARY KATHERINE GANT. AND ELIZABETH MARIE MEYERS, both 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 Davidson County, Tennessee, being Lot No. 105 on the Plan of Section Two, Priest Lake Park, of record in Book 4175, Pages 56, 57 & 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Kheme Kestay, married and Moshin Ibrahim, unmarried to Kheme Kestay and husband, Islam Kestay, as recorded on the 8th day of March, 2012 in Instrument No. 20120308-0020342; Quitclaim Deed from Islam Kestay and Kheme Ahmed, now known as Kheme Kestay, husband and wife to Kheme Kestay, married and Moshin Ibrahim, unmarried, as recorded on the 8th day of March, 2012 in Instrument No. 20120308-0020340 and Warranty Deed from Betty S. Wiggs, unmarried to Islam Kestay and Kheme Ahmed, husband and wife, as recorded on the 27th day of December, 2006 in Instrument No. 20061227-0159149, in the Registers Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, PRIEST LAKE PARK, as recorded in Plat Book 4175, Page(s) 56, 57 58, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4249, Page 892 and Book 4317, Page 17, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Dr.

This is improved property known as 3821 Lake Aire, Nashville, TN 37217

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-18-3821

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 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.

Witness our hand on the 28th day of June, 2018.

Kheme Kestay

Islam Kestay

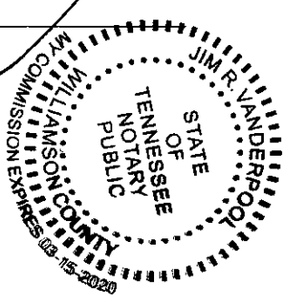
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KHEME KESTAY AND ISLAM KESTAY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of June, 2018.

Notary Public



My Commission Expires: 3-15-2020