WARRANTY DEED

Karen Johnson Davidson County
Batch# 203539 **DEEDWARR**
03/08/2019 08:37:56 AM 2 pgs
Fees: $13.00 Taxes: $710.40

20190308-0021281

Y-RMX-19-1114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tucker Archie and Tasha M. Archie	**First Tennessee Bank National Association**	
(NAME)	(NAME)	
1114 Rural Hill Road	**12195 Metro parkway, Suite 2**	**149-11-0A-003.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Fort Myers, FL 33966**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HISHYAR ABDULE ISMAIL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TUCKER ARCHIE AND TASHA M. ARCHIE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of Phase 1, Rice Hill of record in Plat Book 6250, Page 858, and amended in Book 7050, Page 642, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rahma Abdlrahman by Special Warranty deed from Pinnacle Bank of record in Instrument No. 20121126-0107954 Register's Office for Davidson County, Tennessee, dated November 21, 2012 and recorded on November 26, 2012.

Being the same property conveyed to Hishyar Abdule Ismail by Quitclaim deed from Rahma Abdlrahman of record in Instrument No. 20130830-0091656 Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on August 30, 2013.

Subject property was never a primary or marital residence for above Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 858, and amended in Book 7050, Page 642, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6812, Page 48, Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plat in Book 6250, page 857, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 6824, Page 986 and Book 8348, Page 5517, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6812, Page 55, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas of record in Book 7097, Page 613, in the Register's Office for Davidson County, Tennessee.
- Ingress-Egress to Graveyard of record in Book 256, Page 368, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7316, Page (s) 122 and 126 and Book 7628, Page 569, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1114 Rural Hill Road, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 4th DAY OF MARCH, 2019.

Hishyar Abdule Ismail by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HISHYAR ABDULE ISMAIL, and who acknowledged he/she/they executed the same as the free act and deed of the said HISHYAR ABDULE ISMAIL.

Witness my hand and official seal, this the 4th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212