PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 227601 DEEDWARR
05/08/2019 03:03:18 PM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20190508-0043263

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (RE) Title No.: 60425
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shillwan Ismail Heger Ismail 6444 Sunnywood Drive Antioch, TN 37013	new owner

TAX MAP PARCEL NUMBERS: 173100A08400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$329,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Rooney, Janet Rooney, and Kevin Rooney, husband and wife, and Kevin Rooney, as joint tenants in common with right of survivorship,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Shillwan Ismail and Heger Ismail, both unmarried, as tenants in common with right of survivorship,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Barnes Bend Estates, Section 1 of Phase 2 of record in Instrument No. 200609140114185, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Rooney and Janet Rooney, husband and wife, and Kevin Rooney, as joint tenants in common with right of survivorship by Warranty Deed from The Jones Company of Tennessee, LLC, dated August 16, 2012 and recorded on August 17, 2012 of record in Instrument No. 20120817-0074080, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 200609140114185, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050524-0058309, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 6444 Sunnywood Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19RES-192444

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of May, 2019.

James Rooney

Janet Rooney

Kevin Rooney

State of Tennessee

County of Davidson

On this 3rd day of May, 2019, before me the undersigned authority, personally appeared James Rooney, Janet Rooney, and Kevin Rooney, and Kevin Rooney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $329,000.00.

Affiant

Sworn and subscribed before me this 3rd day of May, 2019.

Notary

My Commission Expires:

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021