WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

Y-VRES-19-0201

Karen Johnson
Batch# 234950
05/28/2019 09:19:47 AM
Fees: $13.00 Taxes: $590.15

Davidson County
DEEDWARR
2 pgs

20190528-0049834

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)
William L. Alston	William L. Aston	
(NAME)	(NAME)	
201 Tenonwood Court	201 Tenonwood Ct	**150-07-0-461.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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 ISMAIL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM L. ALSTON, A SINGLE PERSON,** 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. 1-B on the Plan of Zone Lot Division of Lot No. 1, Lakeshore Woods, Section 3 of record in Plat Book 6250, Page 486, which amends the Plat of record Book 5200, Page 621, 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 Hishyar Ismail, a married man by Special Warranty deed from Wells Fargo Bank, NA of record in Instrument No. 20151102-0112786 Register's Office for Davidson County, Tennessee, dated November 03, 2015 and recorded on November 05, 2015.

Subject property was never said Grantor's primary or marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 486, which amends the Plat of record Book 5200, Page 621, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6063, Page 351 and Book, 6112, Page 546, Book 6230, Page 385, Book 6112, Page 545, Book 6176, Page 362, Book 6176, page 366, Book 6176, Page 370 and Book 6234, Page 140, 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: **201 Tenonwood Court, 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 23rd DAY OF MAY, 2019.

Hishyar Ismail

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HISHYAR ISMAIL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

