Karen Johnson Davidson County
Batch# 260990 DEEDWARR
07/23/2019 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20190723-0072241

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $233,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this 19th day of July, 2019.

Notary Public
My commission expires: 3-21-20

07-1906-87022

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Mera Ishak	SWBC Mortgage	150-14-0-A-089.00
	9311 San Pedro # 100	CO
4148 Pleasant Colony Drive	San Antonio TX 78216	
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Cade, aka James Cade Jr. and Alice Cade, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mera Ishak and Mariam Ishak, husband and wife,** hereinafter called the Grantees, their successors 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. 706, on the Plan of Revision of Lots 705 & 706, Calumet, Phase Seven, of record in Book 9700, Page 866, 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 Cade, aka James Cade Jr. and Alice Cade, husband and wife by deed from Rodney Hall and wife, Lasheryl Hall, dated August 15, 2014, recorded August 20, 2014, of record in Instrument No. 20140820-0075802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **4148 Pleasant Colony 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4629

WITNESS my hand this 19th day of July, 2019.

James Cade, aka James Cade Jr.

Alice Cade

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Cade, aka James Cade Jr. and Alice Cade**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 19th day of July, 2019.

Carol M Holmes
Notary Public

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM