WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-12-2020

(AFFIX SEAL)

KRISTEN RADCLIFFE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

J-KL-19-3013

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)
Hishyar Ismail	new owner	
(NAME)	(NAME)	**150-10-96.00**
3013 Towne Valley Road	1332 Smokey Hill Rd.	
(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, **NORTON B. MCDANIEL AND PATRICIA G. MCDANIEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HISHYAR ISMAIL, MARRIED,** 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. 252 on the Plan of Towne Village of the Country, Section Three, of record in Plat Book 5200, Pages 268 and 269, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Norton B. McDaniel and Patricia G. McDaniel, husband and wife, by Warranty Deed from David Raymond Jones and Elizabeth W. Jones, husband and wife, recorded October 14, 1993 in Book 9114, Page 565, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Plan of record in Plat Book 5200, Pages 268 and 269, 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: **3013 Towne Valley 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.

Karen Johnson Davidson County
Batch# 304220 DEEDWARR
10/22/2019 01:54:06 PM 2 pgs
Fees: $13.00 Taxes: $571.65

20191022-0108305

Witness my/our hand(s) this the 17 DAY OF OCTOBER, 2019.

Norton B. McDaniel

Patricia G. McDaniel

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Vanderburgh
amp

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORTON B. MCDANIEL, 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 17 th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

NOTARY PUBLIC SEAL STATE OF INDIANA
ANGELA M. PACE
Notary Public, State of Indiana
Vanderburgh County
Commission # NP0717277
My Commission Expires
December 3, 2026

STATE OF ~~TENNESSEE~~ Indiana
COUNTY OF ~~DAVIDSON~~ Vanderburgh
amp

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA G. MCDANIEL, 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 17 th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

NOTARY PUBLIC SEAL STATE OF INDIANA
ANGELA M. PACE
Notary Public, State of Indiana
Vanderburgh County
Commission # NP0717277
My Commission Expires
December 3, 2026

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