WARRANTY DEED

Karen Johnson Davidson County
Batch# 312158 DEEDWARR
11/06/2019 02:03:23 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50

20191106-0114755

B-C-19-1303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Kevin Dalton and Rachel Dalton	new owners	
(NAME)	(NAME)	**083-09-0-022.00**
1303 Ordway Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **SHAIKH AMJAD HABIB, TRUSTEE, S. A. HABIB REVOCABLE LIVING TRUST AGREEMENT DATED, JANUARY 19, 2011,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN DALTON AND RACHEL DALTON,** 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. 30 on the Plan of F. O. Beasley's Subdivision of Block C, a part of Douglas Place of record in Plat Book 2, Page 66, 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 Shaikh A. Habib, unmarried by Warranty deed from John H. Steele and wife, Charla A. Steele of record in Instrument No. 20080417-0039161 Register's Office for Davidson County, Tennessee, dated April 15, 2008 and recorded on April 17, 2008.

Being the same property conveyed to Shaikh Amjad Habib, Trustee, S. A. Habib Revocable Living Trust Agreement dated, January 19, 2011 by Quitclaim deed from Shaikh A. Habib, unmarried of record in Instrument No. 20110124-0006396 Register's Office for Davidson County, Tennessee, dated January 19, 2011 and recorded on January 24, 2011.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 66, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20110520-0038702 and in Instrument No. 20110713-0053403, 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: **1303 Ordway Place, Nashville, Tennessee 37206**.

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 1st DAY OF NOVEMBER, 2019.

Shaikh Amjad Habib, Trustee / S. A. Habib Revocable Living Trust Agreement dated, January 19, 2011

BY: _____
Shaikh Amjad Habib
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAIKH AMJAD HABIB, TRUSTEE of S. A. HABIB REVOCABLE LIVING TRUST AGREEMENT DATED, JANUARY 19, 2011, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of November, 2019.

_____
Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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