Karen Johnson Davidson County
Batch# 335715 DEEDWARR
12/27/2019 01:29:09 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20191227-0133932

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 191123718

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $150,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ishmael S. Bangura and Lamin S. Bangura 5170 Hickory Hollow Parkway Unit #179 Nashville TN 37013	New Owner	Tax Parcel ID No. 163 05 0B 138.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chunok Lyle, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ishmael S. Bangura, a single man, and Lamin S. Bangura, a married man, as Tenants in Common with the Right of Survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 138, on the Plan of Phase III, Mill Park, formerly Hickory Hollow Townhomes, according to plat and survey of same appearing of record in Instrument No. 20021015-0126630, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Chunok Lyle, an unmarried person, by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20040126-0009772, in the Register's Office of Davidson County, Tennessee, dated January 16, 2004 and recorded on January 26, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase III, Mill Park (Formerly Hickory Hollow Townhomes), as recorded in Instrument No. 20021015-0126630.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Hollow Townhomes, as recorded in Plat Book 9700, Page(s) 538 and 539; As Built Survey Certificate recorded in Book 11737, Page 439.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-VRES-19 510179

Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, Page 425 and amendments recorded in Book 11167, Page 757; and Instrument Nos. 20050131-0011265; 20080304-0021743; 20110208-0011084 and 20141231-0119109.

Easement for Utilities, recorded in Book 11378, Page 991.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10506, Page 278.
Rights of others in and to any party walls located on the subject property.

This is improved property located at 5170 Hickory Hollow Parkway Unit #179 Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2019.

Chunok Lyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chunok Lyle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022