WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150046442 DEEDWARR
Recvd: 06/11/15 14:33 2 pgs
Fees:13.00 Taxes:588.30
20150611-0055504

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$159,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of June, 2015

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Demonte Owens	SWBC Mortgage Corp.	150-15-0B-042.00CO
204 Painter Drive	9311 San Pedro Avenue Suite 100	
Antioch, TN 37013	San Antonio, TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Maged Tanious, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Demonte Owens, an unmarried man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 42, as shown on the map entitled Final Plat of Edison Park, of record in Instrument Number 20060726-0090090, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Maged Tanious, married from PMD Properties, LLC, by Warranty Deed on August 16, 2010, of record in Instrument Number 20100827-0068179, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060726-0090090, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20060831-0107891, Register's Office for Davidson County, Tennessee.
- Deed conveying the common area to Edison Park Homeowner's Association, Inc., of record in Instrument Number 20121114-0104903, Register's Office for Davidson County, Tennessee.
- Charter of Edison Park Homeowner's Association, Inc., of record in Instrument Number 20060724-0089083, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20050603-0063189 and 20060504-0052044, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.
- Noura Raouf joins this conveyance to convey any and all interest she may have in said property, including, but not limited to her martial interest.

This is improved property known as: **204 Painter Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 8, 2015.

Maged Tanious

Maged Tanious

Noura Raouf

Noura Raouf

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Maged Tanious and Noura Raouf** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 8, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY