WARRANTY DEED

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 29 DAY OF March, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.30.19

(AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maimoun Hantouli	Envoy Mortgage LTD	173 10 0A 083.00
(NAME)	(NAME)	
6442 Sunnywood Drive	5100 Westheimer Rd, Ste 320	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Houston, TX 77056	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 75383 DEEDWARR
04/02/2018 12:27:20 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00

20180402-0030312

THIS INDENTURE, made and entered into this 15th day of December, 2017, by and between **April Orrand and John Orrand, wife and husband** party of the first part and **Maimoun Hantouli,** and Rajaa Hantouli, Husband and wife, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot 59 on the Plan of Section 1 of Phase 2, Barnes Bend Estates, of record in Instrument No. 20060914-0114185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to April Orrand and spouse John Orrand by Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated October 25, 2012 and recorded October 29, 2012 of record in Instrument No. 20121029-0098990, Register's Office for Davidson County, Tennessee.

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 said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

This property is improved property known as: 6442 Sunnywood Drive, Antioch, TN 37013

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

APRIL ORRAND

JOHN ORRAND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named APRIL ORRAND, 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 at office this 15 day of DECEMBER, 2017

Commission expires:

SEPTEMBER 25, 2019

Nancy L Caro

NANCY L. CARO Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JOHN ORRAND, 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 at office this 15 day of DECEMBER 2017.

Commission expires:

SEPTEMBER 25, 2019

Nancy L Caro

NANCY L. CARO Notary Public

EXHIBIT B

All matters shown on the plat of record in Instrument No. 20060914-0114185, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded, as Instrument No. 20050524-0058309, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Agreement for Dedication of Easement recorded as Instrument No. 20140903-0080512, Instrument No. 20020201-0014182, Instrument No. 20010918-0100850 and Instrument No. 20040413-0041473, in the Register's Office for Davidson County, Tennessee.

Easement recorded in Book 6515, Page 495 in the Register's Office of Davidson County, Tennessee

Easement recorded in Book 5385, Page 986 in the Register's Office of Davidson County, Tennessee.

Easement recorded in Book 5215, Page 482 in the Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement recorded April 08, 2002 as Instrument No. 20020408-0042673, recorded July 22, 2002 Instrument No. 20020722-0087469 and recorded May 24, 2005 Instrument No. 20050524-0058216, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Barnes Bend Estates Homeowners' Association, Inc., recorded as Instrument No. 20100520-0039082, in the Register's Office for Davidson County, Tennessee.

All matters on Plan of Resubdivision of Lot 1, Granville L. Seiner Subdivision, of record in Book 6050, Page 146, in the Register's Office for Davidson County, Tennessee.