Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0656

Bill Garrett Davidson County
Batch# 86176 **DEEDWARR**
04/30/2018 10:36:34 AM 2 pgs
Fees: $13.00 Taxes: $758.50



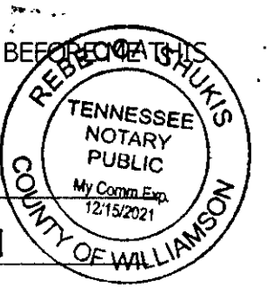
20180430-0040299

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 2018



Notary Public
Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Simon Besada 1413 Rice Hill Circle Antioch, TN 37013	SWBC Mortgage, ISAOA, ATIMA 9311 San Pedro Ave, Ste 100 San Antonio, TX 78216	149-11-0A-058.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amanda Dean, Successor Trustee of The 1413 Rice Hill Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Simon Besada and Enas Makar, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 58 on the Plan of Phase 3, Rice Hill of record in Plat Book 6900, Page 292, 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 Triston Jacobs Trustee of The 1413 Rice Hill Trust by Warranty deed from Robyn D. Duffie of record in Instrument No. 20171222-0130657 Register's Office for Davidson County, Tennessee, dated December 20, 2017 and recorded on December 22, 2017. The said Triston Jacobs having resigned as Trustee and the said Amanda Dean having been appointed Successor Trust under The 1413 Rice Hill Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1413 Rice Hill Circle, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of April, 2018.

Amanda Dean, Successor Trustee

State of Tennessee
County of Robertson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 1413 Rice Hill Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 2018.

Notary Public

My commission expires: 5-5-19