This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $225,000.00.

Affiant

Subscribed and sworn before me this the 7th day of September, 2018.

Notary Public
My commission expires: 8/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Y Johnson Davidson County
Batch# 138269 DEEDWARR
09/10/2018 09:47:12 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180910-0089327

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Heriberto Majano Hernandez	SWBC Mortgage	149-05-0 175.00
4729 Terragon Trail	9311 San Pedro Ave., Suite 100	
Antioch, TN 37013	San Antonio, TX 78216	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMEH LOUS, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HERIBERTO MAJANO HERNANDEZ AND CARMEN MIRANDA MAJANO, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of 2nd Revision, Section Five, Terragon Trails of record in Plat Book 5200, Page 18, 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 Sameh Lous, a married man, by deed from Phillip C. Barnett, II and wife, Kristie M. Barnett, dated 05/11/2017, of record in Instrument No. 20170524-0051861, said Register's Office.

Also being the same property conveyed to Phillip C. Barnett, II and wife, Kristie M. Barnett by deed from Phillip C. Barnett and Pamela F. Barnett, dated 12/30/1997, of record in Book 10740, page 585, said Register's Office.

The said property is investment property for Sameh Lous, he never lived in this home.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4729 Terragon Trl, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

H.M C.M

Witness my hand this the 7th day of September, 2018.

Sameh Lous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sameh Lous, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of September, 2018.

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY