WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150859 **DEEDWARR**
10/11/2018 02:36:33 PM 2 pgs
Fees: $13.00 Taxes: $986.05

20181011-0101018

State of Florida
County of Miami Dade

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$207,000.00~~ $266,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of September 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Notary Public State of Florida
Ivan Camilo Gonzalez
My Commission GG 176781
Expires 01/18/2022

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jordan Grindell Emily Grindell	NEW OWNER	163-13-OA-32.00
(NAME)	(NAME)	
2213 Green Trails Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Mohammed Soutto and Hasna Arguini, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jordan Grindell and Emily Grindell,** 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. 32 on the Plan of Final Plat of Greenwood Subdivision, Phase One of record in Plat at Instrument No. 20000922-0094259, as amended in Instrument Number 20010605-0058472, in the Register's Office for Davidson County, Tennessee, to which Plan reference is here 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 Mohammed Soutto and wife, Hasna Arguini by Warranty deed from The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A, as trustee of record in Instrument No. 20080424 0041942 Register's Office for Davidson County, Tennessee, dated April 18, 2008 and recorded on April 24, 2008.

Subject to any and all matters appearing on the Plan of record in Instrument NO. 20000922-0094259, and Instrument No. 20010605-0058472 Register's Office for Davidson County, Tennessee.

Subject to Charter of Homeowner's Association of record in Instrument No. 20010627-0068107, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Instrument No. 20010711-0073943 Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed of Open Space to the Homeowner's Association of record in Instrument No. 20020129-0012296, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easement for public utilities.

The taxes have been prorated and assumed by the Grantee(s).

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-VRES TB-2213

unimproved ☐

This is improved ☑ property, known as 2213 Green Trails Drive, Antioch, TN 37013
(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

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 do 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 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 my/our hands this 14 day of September 2018.

Mohammed Soutto

Hasna Arguini

State of Florida
County of Duval

Personally appeared before me Mohammed Soutto and Hasna Arguini, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14 day of September, 2018

Notary Public State of Florida
Ivan Camilo Gonzalez
My Commission GG 178781
My Commission Expires 01/18/2022

Notary Public

My Commission Expires

File No.: 201808003