This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018090018

Karen Y Johnson Davidson County
Batch# 154088 DEEDWARR
10/25/2018 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20181025-0105881

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $285,000.00

Sworn to and subscribed before me this 24th day of October, 2018.

Affiant

Notary Public 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:
Abanoub E. Mankarious
153 Took Drive
Antioch, TN 37013

Send Tax Bills to:
SWBC Mtg
~~New Owner~~
9311 San Pedro #100
San Antonio, TX 78216

Map-Parcel Numbers:
163-020B-033.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christin R. Loera and Ernesto M. Loera, wife and husband** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Abanoub Mankarious, single man** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of First Amendment Berkeley Hall, Phase Five - Section One of Hickory Highlands P.U.D., of record in Plat at Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, 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 Christin R. Loera and husband, Ernesto M. Loera by Warranty deed from Linda Simmons, unmarried of record in Instrument No. 20150817-0082211 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 17, 2015.

This is improved property known as **153 Took Drive, Antioch, TN 37013**.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 24th day of October, 2018.

Christin R. Loera

Ernesto M. Loera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Christin R. Loera and Ernesto M. Loera, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of October, 2018 .

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY