Karen Y Johnson Davidson County
Batch# 155711 **DEEDWARR**
11/01/2018 10:36:18 AM 2 pgs
Fees: $13.00 Taxes: $436.60

20181101-0108179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Sherry Hatch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2018.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eldaba Souvial and Mouza Mina 708 Luann Court Antioch, TN 37013	NEW OWNER	150-05-0-326.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kathleen E. Barrere, Trustee of the Barrere 2013 Living Trust under the Trust Agreement Dated 07/12/2013, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Eldaba Souvial and Mouza Mina, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot No. 3A, on the Plan of Cherry Hills, Zone Lot Division of Lots 3-5, Section 12, as of record in Plat Book 6250, Page 174-175, and in Book 6900, Page 40, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christian Barrere and Kathleen Barrere, Trustees of the Barrere, 2013 Living Trust under the Trust Agreement dated January 12, 2013 by Quit Claim Deed dated 07/09/2015 from Christian Barrere and Kathleen Barrere of record in Instrument 201507200070394, Register's Office for Davidson County, Tennessee. Christian Barrere died on July 17, 2016.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 708 Luann Court, 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 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 hand(s) this the 30th day of October, 2018.

Kathleen E, Barrere, Trustee of the Barrere 2013 Living Trust under the Trust Agreement Dated 07/12/2013

BY: Kathleen E. Barrere, Trustee
Kathleen E. Barrere, Trustee

STATE OF ~~TENNESSEE~~ of California
COUNTY OF ~~WILLIAMSON~~ of Contra Costa

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Katheen E. Barrere, ~~with whom I am personally acquainted (~~or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Trustee of the Barrere 2013 Living Trust, dated 1/12/13, and being authorized to do so, executed the foregoing instrument for the purposes therein contained be signing the name of the Trust as Trustee.

Witness my hand and official seal, this the 30th of October, 2018.

Notary Public

My Commission Expires: 5/14/2019

(SEAL)

D. G. DUKE
COMM. # 2107247
NOTARY PUBLIC - CALIFORNIA
SOLANO COUNTY
COMM. EXPIRES MAY 14, 2019