WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156914 DEEDWARR
11/05/2018 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20181105-0109719

JM-RMX-18-7401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zahra Alamiri and Hussam Jaleel	~~**NEW OWNER**~~ SWBC Mortgage, Corp	
(NAME)	(NAME)	**151-10-A-82.00CO**
7401 E Winchester Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON CRISEL AND SUSAN W. CRISEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZAHRA ALAMIRI AND HUSSAM JALEEL, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 164 on the Plan of Villages of Long Hunter P.U.D., Phase 1, as shown of record in Instrument No. 20010123-0006894, 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 Jason Crisel and Susan W. Crisel, Husband and Wife, by Cash Deed from Department of Housing and Urban Development, recorded May 10, 2004 in Instrument No. 20040510-0053096, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Boundary Plat of record as Instrument No. 20000207-0012630, Register's Office of Davidson County, Tennessee.
- Plan of record as Instrument No. 20010123-0006894, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382, Instrument No. 20031111-0164945 and Instrument No. 20031111-0164945, Register's Office for Davidson County, Tennessee
- Easement for Ingress and Egress to Cemetery of record in Book 1115, Page 302 and Book 1101, Page 457, in the Register's Office for Davidson County, Tennessee.

- Tennessee Valley Authority Line Easement of record in Book 2338, Page 406, Book 4446, Page 423 and Book 4535, Page 351, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 8358, Page 91, Book 8358, Page 94 and Book 8197, Page 288, in the Register's Office for Davidson County, Tennessee.
- Charter for Villages of Long Hunter of record in Instrument No. 20010531-0056381, in the Register's Office for Davidson County, Tennessee.
- Quit Claim Deed for Common Areas to Villages of Long Hunter Homeowner's Association of record in Instrument No. 20010531-0056381, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument No. 20001030-0107415, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20041022-0127537, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7401 E Winchester Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st DAY OF OCTOBER, 2018.

Jason Crisel

Susan W. Crisel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON CRISEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN W. CRISEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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