THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 181018173** Karen Y Johnson Davidson County Batch# 158374 **DEEDWARR** 11/13/2018 09:42:30 AM 2 pgs Fees: $13.00 Taxes: $795.50 20181113-0111473	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $215,000.00. Affiant Subscribed and sworn to before me, this 7th day of November, 2018. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Mina Kheil and Mary Malak 635 Foster Lane Mt. Juliet, TN 37122	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 164-13-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer E. Raunam n/k/a Jennifer Simons, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mina Kheil and Mary Malak, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Final Plat Section One, Asheford Crossing of record in Plat Book 7900, Page 937, 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 Jennifer E. Raunam, unmarried by Warranty deed from Roberta R. Bottoms, an unmarried person of record in Book 11178, page 707, Register's Office for Davidson County, Tennessee, dated October 29, 1998 and recorded on October 30, 1998.

John A. Simons joins in the conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Jennifer Simons.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 7900, Page 937, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9651, Page 900, as amended in Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941, Book 11455, Page 769, Book 10717, Page 97, Instrument No. 20001018-0103441, and Instrument No. 20010418-0038191, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Asheford Crossing Homeowner\rquote s Association, Inc of record in Book 9651, Page 895, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement of record in Book 9336, Page 238, in the Register's Office for Davidson County, Tennessee.

By-Laws of Asheford Crossing Homeowner\rquote s Association, Inc., of record in Book 9651, Page 925, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10574, Page 867, in the Register's Office for Davidson County, Tennessee.

Easement for Power Lines of record in Book 1224, Page 257, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 209 Crosshaven Court Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 7th day of November, 2018.

Jennifer Simons

John A. Simons

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Simons and John A. Simons, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2018.

Notary Public

My Commission Expires: 01/17/21

