WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170831 **DEEDWARR**
12/05/2018 02:48:03 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20181205-0118719

W-VRES-18-0100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Mangali Maya Sarki	**SWBC Mortgage**	
(NAME)	(NAME)	
100 Colemont Court	**9311 San Pedro Ave., Ste. 100**	**162-02-0-189.00**
(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, **DOUGLAS C. YORK, TRUSTEE OF THE DOUGLAS C. YORK LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DOUGLAS C. YORK DATED APRIL 7, 2011,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MANGALI MAYA SARKI, A MARRIED WOMAN,** 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. 221 on the Plan of Colewood Acres, Section 3 of record in Plat Book 4175, Page 45, 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 Douglas C. York, Trustee of The Douglas C. York Living Trust, established by the Revocable Trust Agreement of Douglas C. York dated April 7, 2011 by Quitclaim Deed from Douglas C. York of record in Instrument No. 20180102-0000020 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on January 02, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4175, Page 45, and Plat Corrections in Book 4398, Page 889 and Book 4404, Page 571 Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4295, Page 696, 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: **100 Colemont Court, 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 3rd DAY OF DECEMBER, 2018.

The Douglas C. York Living Trust, established by the Revocable Trust Agreement of Douglas C. York dated April 7, 2011

BY: _____
Douglas C. York
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared DOUGLAS C. YORK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the TRUSTEE of THE DOUGLAS C. YORK LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF DOUGLAS C. YORK DATED APRIL 7, 2011, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as TRUSTEE.

Witness my hand and official seal, this the 3rd of December, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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