Karen Y Johnson Davidson County
Batch# 171545 DEEDWARR
12/07/2018 11:18:56 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20181207-0119522

WARRANTY DEED

Please Record & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

MST 2018-1572

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sana M. Aqrawi, Karwan Aquawi, Deelan Aqrawi, and Eeman Aqrawi	US Bank NA	181-10-0E-065.00-CO
(NAME) 5516 Prada Drive	(NAME) 4801 Frederica Street	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kiersten Munoz, a married woman, f/k/a Keirsten Meredith Crombie,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sana M. Aqrawi, a married woman, Karwan Aquawi, an unmarried man, Deelan Aqrawi, an unmarried woman, and Eeman Aqrawi, an unmarried woman, all as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 65 on the Plan of High Point, Phase One, Section Four of record in Plat at Instrument No. 20130103-0000636, 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 Kiersten Meredith Crombie, a single woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140129-0008179 Register's Office for Davidson County, Tennessee, dated January 27, 2014 and recorded on January 29, 2014.

Subject to: Property taxes have been prorated as of 12/3/18. Subject to all matters shown on the Plan of record as Instrument Number 20130103-0000636, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20110603-0042709, amended in Instrument No. 20120119-0005431, 20120912-0082818, 20130820-0087853 and amended in Instrument No. 20140808-0071500 and Instrument No. 20150622-0059582, 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 for High Point HOA of record in Instrument Number 20100113-0003233, amended in Instrument No. 20110603-0042709, in the Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Instrument Number 20090309-00204070, in the Register's Office for Davidson County, Tennessee. Sewer and drainage easement of record in Instrument Number 20090805-0073466, in the Register's Office for Davidson County,

Tennessee. Easement to Comcast of Nashville of record in Instrument Number 20090714-0065912, in the Register's Office for Davidson County, Tennessee. Sewer and water line easement of record in Instrument Number 20110411-0027742, in the Register's Office for Davidson County, Tennessee. Detention/water quality ponds, bioretention areas, water quality unit, storm drainage easement of record in Instrument Number 20090309-0020517 and 20090309-0020488, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer, water Lines and Appurtenances of record in Instrument Number 20110411-0027748, in the Register's Office for Davidson County, Tennessee.

This property, known as 5516 Prada Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 3rd DAY OF Dec, 2018.

Kiersten Munoz

David Munoz joins in this conveyance to convey any and all marital interest he may have in subject property.

David Munoz

STATE OF Tennessee

COUNTY OF Williamson

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

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

Notary Public

My Commission Expires: 7-11-2020

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-11-2020

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-11-2020