WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF DECEMBER, 2018. NOTARY PUBLIC MY COMMISSION EXPIRES

Karen Y Johnson Davidson County
Batch# 173087 DEEDWARR
12/12/2018 10:10:30 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20181212-0120870

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 08-15-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9667

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Abanoub Saadalla		
805 Dover Glen Dr		149 07 0C 005.00 CO
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

MAIKEL PEREZ CASTELLANO, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABANOUB SAADALLA, A SINGLE MAN

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:

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. 5 on the Plan of Final Plat of Highlands of Chelsea Village, Section One of record in Plat at Instrument No. 20040309-0026802 and Instrument No. 20040616-0071117, 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 by Warranty Deed from David Lazo Blanco, married to Maikel Perez Castellano, unmarried as recorded on the 15th day of November, 2016 in Instrument No. 20161115-0120389 and Quitclaim Deed from Leon Sharber, Trustee to David Lazo Blanco as recorded on the 26th day of November, 2007 in Instrument No. 20071126-0137089, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20040309-0026802 and Instrument No. 20040616-0071117 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8082, Page 329; Book 8083, Page 386; Book 8842, Page 434 and Instrument No. 20040930-0117682, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Charter of Homeowners Association recorded in Book 8813, Page 192.

6. Conveyance to Homeowners Association recorded in Book 8838, Page 542.

7. Stormwater Detention Agreement recorded at Instrument No. 20030226-0025748.

This is improved property known as 805 Dover Glen Dr, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 11th day of December, 2018.

Maikel Perez Castellano

Maikel Perez Castellano

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, MAIKEL PEREZ CASTELLANO, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of December, 2018.

Notary Public

My Commission Expires: JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

Certificate of Authenticity

I, Ashlee D Page, 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 Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019