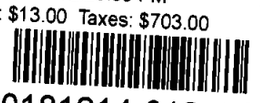
Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027



Karen Y Johnson Davidson County
Batch# 174235 DEEDWARR
12/14/2018 12:26:35 PM 2 pgs
Fees: $13.00 Taxes: $703.00



20181214-0121904

02-1811-50514

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $190,000.

Affiant

Subscribed and sworn to before me, this 13th day of December, 2018.

Notary Public
My commission expires: 2/29/2020

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan A Serrano 1936 Shaylin Loop Antioch, TN 37013	New Owner	173-05-0A-114.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100's ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rosario Taylor, unmarried, and Michelle Filaroski, married, hereinafter the Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan A Serrano and Rachel Marie Trowbridge, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to wit:

Being all of Lot No. 114, on the plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, and Amended of record in Instrument No. 20051114-0136938, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Rosario Taylor, unmarried by deed from Old South Properties, Inc., a Tennessee Corporation, dated December 12, 2006, recorded December 15, 2006, of record in Instrument No. 20061215-0155003, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Rosario Taylor, unmarried and Michelle Filaroski, married by Quitclaim Deed from Rosario Taylor, unmarried, dated December 12, 2006, recorded January 19, 2007, of record in Instrument No. 20070119-0007932, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Michelle Filaroski nor her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of records, including all items set out on any applicable plat of record.

This property is improved property known as 1936 Shaylin Loop, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to said Grantees, their heirs and assigns,

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 this 13th day of December, 2018.

Rosario Taylor

Michelle Filaroski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Rosario Taylor, and Michelle Filaroski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of December, 2018.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020