THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118519** Karen Y Johnson Davidson County Batch# 175186 **DEEDWARR** 12/18/2018 10:29:24 AM 2 pgs Fees: $13.00 Taxes: $1,072.63 20181218-0122823	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $289,900.00. Affiant Subscribed and sworn to before me, this 14th day of December, 2018. Notary Public My Commission Expires WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Myrna Manalac	Southern Bank of Tennessee	Tax Parcel ID No.
805 Cedarstone Way	675 N Mt. Juliet Rd	096-02-0A-023.00 CO
Nashville TN 37214	Mt. Juliet, TN 37122	

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, **Mona Benrashid, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Myrna I. Manalac, unmarried**, ("Grantee"), her 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 Unit No. 23, on the Horizontal Property Regime for The Bluffs of Cedarstone, as recorded in the Master Deed of record in Instrument No. 20070625-0075380, amended in Instrument No. 20070720-0086753, Instrument No. 20120905-0080134 and Instrument No. 20160208-0011939, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to MONA BENRASHID, by deed from CEDARSTONE HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160412-0035018, dated April 8, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 096-02-0A-023.00 CO.

Matters shown on the Plan of record in Instrument No. 20060407-0040430, said Register's Office.

Master Deed of record in Instrument No. 20070625-0075380, amended in Instrument No. 20070720-0086753, Instrument No. 20120905-0080134 and Instrument No. 20160208-0011939, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060406-0039502 and Instrument No. 20060815-0100303, said Register's Office.

Easement for sanitary sewers/water mains of record in Instrument No. 20060407-0040205, Instrument No. 20060815-0100309 and Instrument No. 20061122-0144864, said Register's Office.
Declaration of Reciprocal Easements of record in Instrument No. 20061006-0124722, said Register's Office.

This is improved property located at 805 Cedarstone Way Nashville TN 37214

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, Grantor has executed this instrument on this 14th day of December, 2018.

Mona Benrashid

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of December, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022