WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Sheila Rednour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX)

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

J-DTN-18-4532-T

Karen Y Johnson Davidson County
Batch# 179224 **DEEDWARR**
12/31/2018 01:31:18 PM 2 pgs
Fees: $13.00 Taxes: $936.10

20181231-0126485

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)
Elizabeth Grant-Micah	**SWBC Mortgage**	
(NAME)	(NAME)	
4532 Hamilton Lane	**9311 San Pedro Ave., Ste. 100**	**150-14-0B-025.00-CO**
(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, **SHEILA REDNOUR AND HUSBAND, DAVID REDNOUR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH GRANT-MICAH, A SINGLE 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 41, Final Plat, Hamilton Church Subdivision, Phase I, as shown on plat of record in Instrument No. 20050831-0104380, corrected at Instrument No. 20070216-0019954, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sheila Rednour and husband, David Rednour by Quticlaim deed from Sheila Sinanan, n/k/a Sheila Rednour, a married woman of record in Instrument No. 20120823-0075827 Register's Office for Davidson County, Tennessee, dated August 15, 2012 and recorded on August 23, 2012.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20050831-0104380, corrected by Surveyor's Certificate of Correction of record in Instrument Number 20070216-0019954, 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 20030822-0122292, as amended in Instrument Number 20070329-0037535, 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.

NOTE: The DCCR's have the subdivision name as Hamilton View and the plats have the name as Hamilton Church.
- Charter for Hamilton View HOA of record in Instrument Number 20070329-0037528, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20040608-0067336, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4532 Hamilton Lane, 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 26th DAY OF DECEMBER, 2018.

Sheila Rednour

Sheila Rednour

David Rednour

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 26th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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