Karen Johnson Davidson County
Batch# 193112 DEEDWARR
02/07/2019 02:41:14 PM 2 pgs
Fees: $13.00 Taxes: $965.70

20190207-0011902

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $261,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st day of February, 2019.

NOTARY PUBLIC

My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sabergayd Beshay and Rania Dawod	New Owner	1647A141CO
(NAME)	(NAME)	
304 Grovedale Trace		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $261,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Derek Fender and wife, Jennifer Fender,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sabergayd Beshay and Rania Dawod, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 103 on the Final Plat of Harvest Grove, Section Two, (formerly Tillman), a Planned Unit Development, as of record in Instrument No. 20140529-0046065, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description thereof.

Being the same property conveyed to Derek Fender and wife, Jennifer Fender by deed from BMCH Tennessee, LLC, a Delaware Limited Liability Company of record in Instrument No. 20141120-0107073, said Register's Office.

This property is __unimproved _X_improved property known as: 304 Grovedale Trace, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 1st day of February, 2019.

Derek Fender

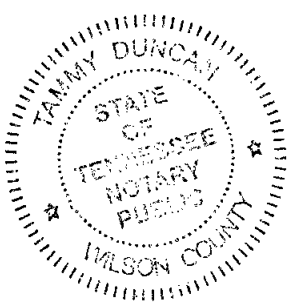
Jennifer Fender

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 1st day of February, 2019.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122