WARRANTY DEED

Karen Johnson Davidson County
Batch# 197385 DEEDWARR
02/21/2019 09:22:14 AM 2 pgs
Fees: $13.00 Taxes: $577.20

20190221-0015681

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/21/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christine J. Hall and Robert L. Hall	FirstBank C/O Lenar	163-02-0-C-200.00CO
(NAME) 1382 Rural Hill Road, Unit 101	(NAME) P.O. Box 202028	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Florence, SC 29502	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Hussein A. Badreddine and wife, Randa M. Abed**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christine J. Hall and Robert L. Hall, wife and husband**, hereinafter called the GRANTEE(S), their assigns, 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. 1, Unit No. 101, as described in the Master Deed and By-Laws of AUTUMN RIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, of record in Instrument 20060404-0038533, amended in Instrument 20060419-0045063, Instrument 20061115-0141803, Instrument 20080108-0002295 and Instrument 20110609-0044167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Hussein A. Badreddine and wife, Randa M. Abed by Warranty Deed dated 05/25/2010 from Mark Dougall, a married man of record in Instrument 201005260040684, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Master Deed and By-Laws filed for record in Instrument 200604040038533, Register's Office for Davidson County, Tennessee. Said Master Deed and Bylaws were amended of record in Instrument 200604190045063, Instrument 200611150141803, Instrument 200801080002295, Instrument 201106090044167; (2) Assignment of Declarant's Rights and Developer's Rights filed for record in Instrument 201209240086420; (3) Stormwater Detention Agreement of record in Instrument 200504140041609; (4) Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200505090052192, Instrument 200505090052194, Instrument 200505090052195, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 347631
Warranty Deed TN

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

unimproved ☐

This is improved ☒ 1382 Rural Hill Road, Unit 101, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 20th day of February, 2019 .

Hussein A. Badreddine

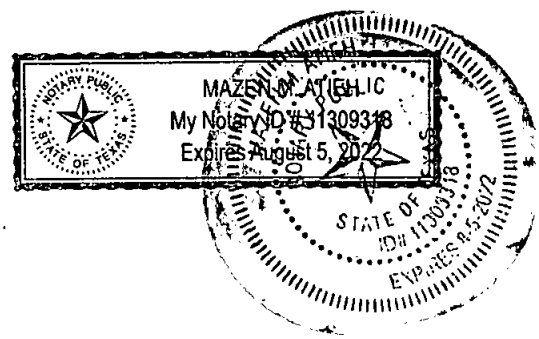
Randa M. Abed

State of Texas
County of Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hussein A. Badreddine and Randa M. Abed, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of February, 2019.

Notary Public:
My Commission Expires: 8/5/2022



RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129