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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 190119071** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $244,500.00.<br>Cynthia Walker<br>Affiant<br><br>Subscribed and sworn to before me, this 20th day of February, 2019.<br><br>Notary Public<br>My Commission Expires: 1-3-2023 |

SAMANTHA KING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

Karen Johnson Davidson County
Batch# 197485 DEEDWARR
02/21/2019 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $904.65
20190221-0015838

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jesse Jay Quintana<br>209 Crosshaven Court<br>Antioch TN 37013 | Interline Mortgage Servicing<br>10613 West Sam Houston Pkwy N STE 200<br>Houston, TX 77064 | Tax Parcel ID No.<br>164-13-0-010.00 |

**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, **Mina Kheil and Mary Malak, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jesse Jay Quintana, an unmarried man,** ("Grantee"), his 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 Lot No. 296 on the Plan of Final Plat Section One, Asheford Crossing of record in Plat Book 7900, Page 937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mina Kheil and Mary Malak, husband and wife by Warranty deed from Jennifer E. Raunam n/k/a Jennifer Simons, married of record in Instrument No. 20181113-0111473 Register's Office for Davidson County, Tennessee, dated November 07, 2018 and recorded on November 13, 2018.

The execution of this instrument is effected by the signature of Mina Kheil as Attorney-in-fact for Mary Malak, which Power of Attorney is recorded in Instrument No. _201902210015837_____, in 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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 7900, Page 937, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9651, Page 900, as amended in Book 9980, Page 482, Book 10301, Page 180, Book 10353, Page 575, Book 10640, Page 941, Book 11455, Page 769, Book 10717, Page 97, Instrument No. 20001018-0103441, and Instrument No. 20010418-0038191, 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.

Charter of Asheford Crossing Homeowner\rquote s Association, Inc of record in Book 9651, Page 895, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement of record in Book 9336, Page 238, in the Register's Office for Davidson County, Tennessee.

By-Laws of Asheford Crossing Homeowner\rquote s Association, Inc., of record in Book 9651, Page 925, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10574, Page 867, in the Register's Office for Davidson County, Tennessee.

Easement for Power Lines of record in Book 1224, Page 257, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 209 Crosshaven Court Antioch TN 37013

**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**, Grantors have executed this instrument on this 20th day of February, 2019.

Mina Kheil

Mary Malak by Mina Kheil as Attorney-in-fact

Mary Malak by Mina Kh attorney in fact

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

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

Witness my hand, at office, this 20th day of February, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mina Kheil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mary Malak and that he is authorized by Mary Malak to execute this instrument on her behalf.

WITNESS my hand, at office, this 20th day of February, 2019.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

# True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

