WARRANTY DEED

Karen Johnson Davidson County
Batch# 211950 DEEDWARR
04/01/2019 09:28:30 AM 2 pgs
Fees: $13.00 Taxes: $1,017.13
20190401-0029000

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$274,900.00.**

Krishna
Affiant

Subscribed and sworn to before me this 27 day of March, 2019.

Notary Public
My Commission expires: 2/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Haile J. Dawud	Mortgage Research Center, LLC DBA Veterans United Home Loans, ISAOA/ATIMA	150-11-0 339.00
3532 Lake Towne Drive	1400 Veterans United Drive	
Antioch, TN 37013	Columbia, MO 65203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Krishna Ganatra, a married woman and Kathy Marshall Greene**, a married woman hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Haile J. Dawud**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

The property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee.

Being lot Number 84 on the Plan of Lake Towne Park, Section Seven, Amendment of Lots 84, 85 & 151 on the Plan of Lake Towne Park, Section 7 of record in Plat Book 6050 at Page 512, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Thomas L. Gilbert, Jr., and Wife, Mildred C. Gilbert by deed from Kenneth Victory d/b/a Kenneth Victory Construction of record in Book 8992, Page 278, dated 06/22/1993, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to The Bank of New York f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., asset-backed Certificates Series 2006-23, from Shapiro & Ingle, LLP, by Substitute Trustee Deed, of record in Instrument No. 20180801-0075052, dated 07/31/2018, Register's Office for said County.

Being the same property conveyed to Krishna Ganatra and Kathy Marshall Green, by Special Warranty Deed, dated October 25, 2018, from The Bank of New York, f/k/a The Bank of New York as Trustee for Registered Holders of CWABS, Inc., asset back Certificates Series 2006-23, of record in Instrument No. 20181031-0108016, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 in the estimated amount of $1,579.08 for county and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 150-11-0 339.00.
- Subject to all matters as shown on the Plan of record in Plat Book 6050, page 512, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8688 , page 532 , Register's Office for County, Tennessee.

This is improved property known as: **3532 Lake Towne Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 27, 2019.

Krishna

Krishna Ganatra

Kathy Marshall Greene

Kathy Marshall Greene

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Krishna Ganatra and Kathy Marshall Greene** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 27, 2019

My commission expires 12/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY