39B

WARRANTY DEED

File #2019052387

Karen Johnson Davidson County
Batch# 232312 DEEDWARR
05/20/2019 02:45:54 PM 2 pgs
Fees: $13.00 Taxes: $732.60

20190520-0047507

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/3/20

(AFFIX SEAL)

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelsey Hendrix, Trustee of the Kelsey Hendrix Revocable Inter-vivos Trust u/d/t January 6, 2009	NEW OWNER	150.11-0-149.00
(NAME)	(NAME)	
3301 Towneship Road		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Deeann T. Boussie, n/k/a Deeann T. Haider, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelsey Hendrix, Trustee of the Kelsey Hendrix Revocable Inter-vivos Trust u/d/t January 6, 2009,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 210, on the plan of Section Three Towne Village of the Country as the same appears of record in Plat Book 5200, Page 268, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Deeann T. Boussie by warranty deed from Bank of New York for the Benefit of the Asset-Backed Certificates, Series 2007-2, dated 5/8/2009, of record in Instrument No. 20090724-0069659, said Register's Office. **The said Deeann T. Boussie having since married to Jonathan Haider and is now known as Deeann T. Haider.**

*****Jonathan Haider, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in subject property*****

This conveyance is subject to: Taxes for the year 2019, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 5200, Page 268, said Register's Office.; Restrictive covenants of record in Book 5635, Page 545, said Registers Office.; Easement to water main of record in Book 6303, Page 420, and in Book 6846, Page 668, said Registers Office.; Easement for sewer line of record in Book 6303, Page 423, said Registers Office.

This conveyance is further subject to (1) 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.

unimproved ☐
This is improved ☒ property, known as **3301 Towneship Road, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 15th day of May, 2019.

Deeann T. Haider

Jonathan Haider

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Deeann T. Haider and Jonathan Haider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of May, 2019.

Commission expires:

8/22/22

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128