Karen Johnson Davidson County
Batch# 242694 DEEDWARR
06/13/2019 09:15:08 AM 2 pgs
Fees: $13.00 Taxes: $573.13

20190613-0056727

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $154,900.00

Vicki Young
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF JUNE 2019.

Traci Pulley
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-28-23

TRACI PULLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5950N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Morgan L. Burnett and Bianca Burnett	Ascend Federal Credit Union	043-02-0A-121.00-CO
121 Cedarwood Ln	P.O. Box 1210	
Madison, TN 37115	Tullahoma, TN 37388	

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,

MOURAD TAKI, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MORGAN L. BURNETT AND BIANCA BURNETT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit 121 in Building F as shown on plan of Cedarwood Courtyard Homes, Phase One, a plat of which appears of record in Book 5200, page 61 as amended in Book 5497, page 800, Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common area and limited common area of Cedarwood Courtyard Homes, to which plan referenced is hereby made for a more complete description thereof.

Being the same property conveyed to Willie J. McKinney and wife, Michiyo McKinney by Warranty deed from Kelly A. Harned and wife, Debra D. Harned of record in Book 7366, page 753, Register's Office for Davidson County, Tennessee, dated September 29, 1987 and recorded on September 30, 1987. (Value or consideration shown in aforementioned deed $56,750.00.).

Being the same property conveyed to Michiyo McKinney by Quitclaim deed from Willie J. McKinney of record in Book 7557, page 21, Register's Office for Davidson County, Tennessee, dated May 25, 1988 and recorded on May 31, 1988. (Value or consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to Mourad Taki by Substitute Trustees 's deed from Shapiro and Ingle, LLP Successor Trustee of record in Instrument No. 20180716-0068828 Register's Office for Davidson County, Tennessee, dated July 09, 2018 and recorded on July 16, 2018. (Value of consideration shown in aforementioned deed $118,300.00.) Being also known as 121 Cedarwood Ln Madison, Tennessee 37115.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 121 Cedarwood Ln, Madison, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 11th day of June, 2019.

Mourad Taki by Laurie Damewood Attorney in Fact

Mourad Taki

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laurie Damewood**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Mourad Taki for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Mourad Taki, and is authorized by Mourad Taki to execute this instrument on his/her behalf.

Witness my hand and official seal, this 11th day of June, 2019.

Steven Jackson

Notary Public

STEVEN JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 8/3/21

File #: 19-5950N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027