This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 309215 DEEDWARR
10/31/2019 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $939.80
20191031-0112036

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater is $254,000.00.

Affiant

Subscribed and sworn before me this the day 30th of October, 2019.

Notary Public
My commission expires: 6-23-23

THOMAS N JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan Sarabi 932 Birchmill Pt S. Antioch, TN 37013	~~New Owner~~ Caliber Mutual Mortgage LLC d/b/a One Trust Home Loans 3131 Camino del Rio North Suite 1680 San Diego, CA 92108	175-06-0A 019.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIELLE HENLEY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JONATHAN SARABI, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 19 (Nineteen) on the plan of Final Plat, Section 1, The Preserve at Old Hickory, "Cluster Lot Subdivision", A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County. Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to DANIELLE HENLEY, unmarried, by deed from OLE SOUTH PROPERTIES, INC., a Tennessee Corporation, dated 10/29/2009, of record in Instrument No. 20091102-0101059, said Register's Office.

Subject to all Easements and Restrictions of record including but not limited to:

- All matters shown on the Plan of record in Instrument No. 20060824-0104545, Register's Office for said County.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in instrument(s) of record in Instrument Number 20060824-0104548, and in Instrument Number 20061208-0152023, Register's Office for said County.
- Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087, Register's Office for said County.
- Easement to Colonial Pipeline of record in Book 4542, page 131, Book 3616, page 453, Book 3570, page 13, and Book 3571, page 599, Register's Office for said County.
- Easement to First Suburban Water District of record in Book 4453, page 154, Register's Office for said County.
- Transmission Line Easements of record in Book 4425, page 582, and Book 2346, page 378, Register's Office for said County.
- Declaration of Taking to United States of America (TVA) of record in Book 11335, page 609, and in Instrument Number 20021017-0127752, Register's Office for said County.
- Storm Water Detention Agreement of record in Instrument Number 20041103-0132562, Register's Office for said County.
- Charter of Homeowner's Association of record in Instrument Number 20060824-0104548, Register's Office for said County.
- Easement to TDS Telecom of record in Instrument Number 20061013-0127208, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 932 Birchmill Pt S., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 30th day of October, 2019.

Daniell Henley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniell Henley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of October, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/07/2022

