Karen Johnson Davidson County
Batch# 345223 DEEDWARRSP
01/17/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,066.81
20200117-0006532

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,325.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191378TN

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ayman Yanni and spouse, Merian Moubarak 2245 Carefree Lane Antioch, TN 37013	Ayman Yanni and Merian Moubarak 2245 Carefree Lane Antioch, TN 37013	164-16-0B-090.00-CO

For and in consideration of the sum of Two Hundred Eighty-Eight Thousand Three Hundred Twenty-Five And No/100 Dollars ($288,325.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, D.R. Horton, Inc., a Delaware Corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ayman Yanni and spouse, Merian Moubarak, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Final Plat of Cedarbrook A Cluster Lot Subdivision of record in Plat at Instrument No. 20181105-0109350, and Surveyor's Certificate of Correction Instrument No. 20190801-0076150 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 a portion of the same property conveyed to D.R. Horton, Inc., a Delaware Corporation by Special Warranty deed from Old Hickory Land Partners, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170329-0030345 Register's Office for Davidson County, Tennessee, dated March 28, 2017 and recorded on March 29, 2017.

This is unimproved improved ☒ 2245 Carefree Lane, Antioch, TN 37013

This conveyance is subject to: (i) any declarations, covenants, conditions, and/or restrictions affecting the Home; (ii) any existing easements and rights-of-way for roadways, drainage areas, canals, ditches, open areas, laterals, and public utilities; (iii) taxes, special assessments, and community facility assessments (if applicable) that are not delinquent; (iv) matters shown on the plat for the Community; (v) matters that a survey would show; (vi) all applicable zoning and building code requirements and any other governmental and quasi-governmental requirements; (vii) any outstanding mineral or royalty interests; (viii) any matters of record that do not materially and adversely affect the marketability of the Lot; (ix) any matters disclosed in any schedule to this Agreement or any portion of the Contract, or otherwise in connection with the Contract; and (x) any other matters set forth in any title insurance commitment or title report or opinion obtained by Buyer to the extent that Buyer does not object thereto within the time period specified in this Agreement (as applicable).

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 10 day of January, ~~2019~~ 2020 TRV.

D.R. Horton, Inc., a Delaware Corporation

BY: Jean M. Hutchinson
Jean M. Hutchinson
Assistant Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 10 day of January, ~~2019~~ 2020 TRV, before me personally appeared Jean M. Hutchinson, with whom I am personally acquainted (or proved to me on the basis of sufficient evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Assistant Secretary of D. R. Horton, Inc., a Delaware Corporation, and that she is authorized by D. R. Horton, Inc., to execute this instrument on its behalf as such Assistant Secretary.

Witness my hand and official seal at WILLIAMSON County, Tennessee this 10 day of January, ~~2019~~ 2020 TRV

Notary Public

My Commission Expires: 8-4-20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Thomas Vorholt II**, 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 Vorholt II

State of Tennessee

County of Williamson

Personally appeared before me, **Mardin Dosky**, a notary public for this county and state, **Thomas Vorholt II** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: _____

Notary Seal

