File No. 290200667

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,499.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-28-09

(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/01/09 10:06 3 pgs
Fees:18.00 Taxes:456.95
20090401-0029153

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Humberto Garcia	Guaranty Trust	109-05-00-078.00CO
(NAME)	(NAME)	
1627 Lincoya Bay Drive	316 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, Jennifer Manning-Batchelor, and Husband Jon Batchelor, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Humberto Garcia, Married, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1627 of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, and described in the Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 200406280076712 and Supplementary Declarations of record in Instrument No. 200410280129585 and in Instrument No. 200509230114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Jennifer N. Manning by Warranty Deed from 70 South Associates, LLC, a Tennessee Limited Liability Company of record in Instrument 20051207-0147418, dated December 2, 2005 and filed for record on December 7, 2005, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Instrument 20000918-0092189, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument 20040628-0076712; Instrument 20041028-0129585; and Instrument 20050923-0114373, Register's Office for Davidson County, Tennessee.

Subject to a Water Easement of record in Book 4861, Page 511, Register's Office for Davidson County, Tennessee.

Subject to a Sewer Easement of record in Book 5107, Page 823, Register's Office for Davidson County, Tennessee.

Subject to a Sewer Easement of record in Book 5406, Page 470, Register's Office for Davidson County, Tennessee.

Subject to a Utility Easement of record in Book 6185, Page 216, Register's Office for Davidson County, Tennessee.

Subject to a Sanitary Sewer and Storm Drainage Easement of record in Book 7121, Page 169, Register's Office for Davidson County, Tennessee.

Subject to a Utility Easement of record in Book 7498, Page 726, Register's Office for Davidson County, Tennessee.

Subject to a Utility Easement of record in Instrument 200003310032369, Register's Office for Davidson County, Tennessee.

Subject to a Utility Easement of record in Instrument 200212040149457, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowners' Association of record in Instrument 200612290161140, Register's Office for Davidson County, Tennessee.

Charter for Cottages at Williams Bend Townhouse Corp. of record in Instrument 200603140028980, Register's Office for Davidson County, Tennessee.

Jon Batchelor joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is further subject to (1) all 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 1627 Lincoya Bay Drive, Nashville, TN 37214
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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/our hands this 30th day of March, 2009.

Jennifer Manning-Batchelor
Jennifer Manning-Batchelor

Jon Batchelor
Jon Batchelor

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jennifer Manning-Batchelor, and Jon Batchelor the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of March, 2009.

Commission expires:

6/5/12

Kimie Perry
Notary Public

Kimie Perry
State of Tennessee
Notary Public
Wilson Co.

File Number: 290200667

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is ~~true~~ and correct and whose signature I have witnessed.

Mandy

Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

