WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090060176 DEEDWARR
Recvd: 09/02/09 10:18 2 pgs
Fees:13.00 Taxes:366.30
20090902-0082318

TABATHA EDWARDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: November 7, 2011

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Turin Gonzalez	PHH Mortgage Corp dba Century 21 (R) Mortgage (SM)	163-2C-7.00 CO
(NAME) 1382 Rural Hill Rd	(NAME) 1 Mortgage Way	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Mount Laurel, NJ, 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Eva Nieto** , AKA Eva Nieto Heckler, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Turin Gonzalez**, an unmarried man 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. 7, UNIT NO. 113 AS DESCRIBED IN THE MASTER DEED AND BYLAWS FOR AUTUMN RIDGE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT 20060404-0038533, AND AMENDED IN INSTRUMENT 20060419-0045063, AND IN INSTRUMENT NO. 20061115-0141803 AND 20080108-0002295, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. DESCRIPTION TAKEN FROM EXHIBIT B OF THE FIRST AMENDMENT TO MASTER DEED AND BYLAWS. THE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO EVA NIETO BY SPECIAL WARRANTY DEED FROM NEWMARK HOMES, L.P., A TEXAS LIMITED PARTNERSHIP, RECORDED ON THE 2ND DAY OF MARCH, 2007 IN INSTRUMENT NO. 20070302-0025868, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1382 Rural Hill Rd, 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 28th day of August, 2009.

Eva Nieto Heckler

Eva Nieto Heckler

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Eva Nieto Heckler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of August, 2009.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tabatha Edwards
Notary Public

My commission expires: _____

MY COMMISSION EXPIRES:
November 7, 2011