WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/12/13

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY THOMAS SIDWELL

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-10737

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachary Johnson	NEW OWNER	180040A14600CO
(NAME)	(NAME)	
3355 Hickory Run		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20120077668 DEEDWARR
Recvd: 10/12/12 10:47 2 pgs
Fees: 13.00 Taxes: 869.50
20121012-0093594

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, **Pedro Hernandez, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Zachary Johnson, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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 Lot No. 115 on the Plan of Highland Creek, Section Five, of record in Instrument No. 200409150111296, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Pedro Hernandez, married by Deed from Classic Homes BOS LP, dated 07/19/2006 and filed for record on 07/25/2006 in Instrument 200607250089705, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
All matters as set forth per Instrument 200409150111296, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as amended of record in Instrument 200004130037474, said Register's Office.
By-Laws of record in Book 11568, Page 301, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 10316, Page 569, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 10419, Page 504, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 10419, Page 516, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 10569, Page 732, said Register's Office. Stormwater Detention Agreement of record in Book 11338, Page 738, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200412290153516, said Register's Office.
2012 taxes have been prorated between Grantor and Grantee. Taxes for the year 2012, and subsequent years, a lien not yet ascertainable, due or payable.

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 3355 Hickory Run, Nashville, TN 37211
(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/or 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/or 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 25th day of September, 2012.

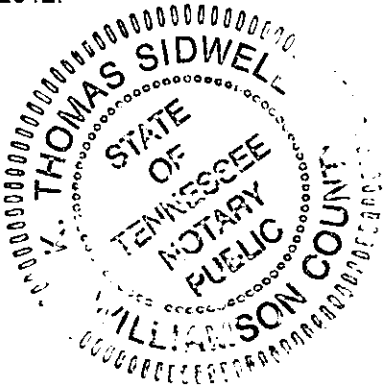
Pedro Hernandez

State of Tennessee
County of Williamson

Personally appeared before me Pedro Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of September, 2012.

Notary Public
My Commission Expires: 11/15/13



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