WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130053242 DEEDWARR
Recvd: 06/24/13 12:35 2 pgs
Fees:13.00 Taxes:721.50
20130624-0064520

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Jordan Chase
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE 2013.

Notary Public

MY COMMISSION EXPIRES: 3/8/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel P. Fischer and Melissa A. Fischer	SunTrust Mortgage, Inc.	174-00-0-214.00
(NAME)	(NAME)	
3191 Skinner Drive	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Roberto Landa, Sr. and Roberto Landa, Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel P. Fischer and wife, Melissa A. Fischer, 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:

Land in Davidson County, Tennessee, being all of Lot No. 381, Cane Ridge Farms, Phase VI, Section 2, according to plat appearing of record in Instrument Number 20060216-0018813 and 20060531-0063598, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Roberto Landa, Sr. and Roberto Landa, Jr., as single persons and tenants in common with rights of survivorship, by deed of record in Instrument Number 20061113-0140181, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Cane Ridge Farms of record in Instrument Number 20060216-0018813 and 20060531-0063598, Register's Office for Davidson County, Tennessee. THIS conveyance is made subject to declaration of covenants contained in instruments of record in Instruments Nos. 20000905-0087103, 20001204-0119093, 20010815-0088370, 20040319-0031603 and 20041102-0131848; to any and all matters shown on said plat of record in Instrument Number 20060216-0018813 and 20060531-0063598; By-Laws of record in Instrument No. 20000905-0087103; Easement to Metro of record in Book 5078, page 476; Easement to United States of America of record in Book 4420, page 36; Easement to United Telephone Company of record in Instrument Nos. 20020123-0009340 and 20060607-0067535; Transmission Line Easement of record in Book 4428, page 565; and Charter of Homeowners Association of record in Instrument No. 20010815-0088360; all of said Register's Office. Restrictive Covenants of record in Instrument No. 20100526-0040558, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3191 Skinner Drive, Antioch, TN 37013

(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 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, 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 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 5th day of June 2013.

Roberto Landa Sr. by Anne Sena, Attorney-in-Fact

Roberto Landa Jr. by Anne Sena, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 5th day of June 2013 before me personally appeared Anne Sena, the person who executed the foregoing instrument on behalf of Roberto Landa, Sr. and Roberto Landa, Jr., and acknowledged that she executed the same as the free act and deed of the said Roberto Landa, Sr. and Roberto Landa, Jr.,, through Power of Attorney granted June 3, 2013 by the said Roberto Landa, Sr. and Roberto Landa, Jr..

Witness my hand and official seal at Franklin, Tennessee this the 5th day of June 2013.

Commission expires: 7.29-13

TASHA J. PIAZZA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JULY 29, 2018

Notary Public