Return to: John T. Cook, P.C. Box 14

WARRANTY DEED	State of Tennessee County of Davidson
25531-3  	The actual consideration or value, whichever is greater, for this transfer is $210,000.00. Affiant Subscribed and sworn to before me this the 5th day of November, 2013. Notary Public My commission expires: 9.14.16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Fausto Samaniego	New Owner	Map 173-09-0-A, Parcel 340.00CO
7872 Heaton Way		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shannon Cornell and James Cornell, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fausto Samaniego, 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:

LAND in Davidson County, Tennessee, being Lot No. 359 on the Plan of Lenox Village, Phase Four, a Planned Unit Development, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Shannon McNeese, an unmarried woman, by Deed from Regent Homes, LLC, a Tennessee limited liability company, dated March 24, 2006, of record in Instrument No. 20060405-0039288, Register's Office for Davidson County, Tennessee. The said Shannon McNeese having since married and is now known as Shannon Cornell.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as shown in Instrument No. 20040806-0094784, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, as of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.

3) Declaration of Charter, Easements, Covenants, Restrictions and By-Laws of Lennox Village, of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.

Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

4) Storm Water Detention Agreement of record in Book 7361, Page 230 and in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as: 7872 Heaton Way, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20130095485 DEEDWARR
Recvd: 11/08/13 08:56 2 pgs
Fees:13.00 Taxes:777.00



20131108-0115882

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 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 my/our hand(s) this 5th day of November, 2013.

X Shannon Cornell
Shannon Cornell

X James Cornell
James Cornell

STATE OF Texas)
COUNTY OF Travis)

Personally appeared before me, a Notary Public of said County and State, **Shannon Cornell and James Cornell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Austin (City), Texas (State), this 5th day of November, 2013.

Diane E. Dettmann
Notary Public

My Commission Expires: 5/4/2015

DIANE E. DETTMANN
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-04-2015