WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101323 DEEDWARR
Recvd: 12/03/13 10:36 2 pgs
Fees:13.00 Taxes:283.05
20131203-0122893

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **27th** day of **November, 2013**

Notary Public

MY COMMISSION EXPIRES: 11/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 381 Mallory Station Road, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Hendon		162 05 0C 033.00
(NAME) 5515 Country Drive Apt. 33	(NAME) 2062 Delaware Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nolensville, TN 37135	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carlos Gonzales, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **John T. Hendon,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: MARRIED

Land in Davidson County, Tennessee, being Townhouse or Unit No. E-33 of Hickory Valley Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated and as established by Master Deed of record in Book 4521, page 574, and Clarification of Master Deed of record in Book 5001, page 394, and amended in Book 8466, page 263, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the Common Elements appurtenant to said Townhouse or Unit as set forth in said Master Deed, Reference is hereby made to the plat of Hickory Valley, as of record in Book 4460, page 27, in said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Carlos Gonzales by deed from H & J Builders, Inc. dated February 22, 2013 and filed of record on March 1, 2013 in Instrument No. 20130301-0020614, said Register's Office.

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 X property, known as 5515 Country Drive Apt. 33, Nashville, TN 37211

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 **27th** day of **November, 2013**

Carlos Gonzalez

Carlos Gonzales

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this **27th** day of **November, 2013**

Notary Public

My commission expires: _____

