BILL GARRETT, Davidson County
Trans:T20140016139 DEEDWARR
Recvd: 03/10/14 13:00 2 pgs
Fees:13.00 Taxes:340.40
20140310-0019930

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13120040**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $92,000.00. Affiant Subscribed and sworn to before me, this 7th day of March, 2014. Notary Public My Commission Expires: _____

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 04-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janet Fowler 3001 Hamilton Church Rd #205 Antioch TN 37013	New Owner	Tax Parcel ID No. 163040A20500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy Ortiz Diaz, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janet Fowler, and unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 205, HAMILTON CROSSINGS TOWNHOMES, A PUD, as established by Declaration and Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945, amended at Instrument Nos. 20040226-0022076 and 20050310-0026734, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nancy Ortiz Diaz, an unmarried woman by Warranty Deed from R. J. York Homes, LLC, recorded on the 3rd day of January, 2005 in Instrument No. 20050103-0000571, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMILTON CROSSINGS TOWNHOMES, as recorded in Instrument No. 20040212-0016945, amended in Instrument No. 20050310-0026734.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20040212-0016945, 20040226-0022076, 20050310-0026734, 20050701-0075731 and 20060206-0014793.

Terms and provisions of by-Laws of Hamilton Crossings Townhomes recorded in Instrument No. 20040212-0016946.

Easement for Storm Water Detention recorded in Instrument No. 20030731-0108672.

Agreement for Dedication of Easement recorded at Instrument No. 20060120-0007573.

Agreements recorded in Book 8150, Page 866 and Book 8140, Page 227.

Anchor Easement recorded in Book 10319, Page 987.

This is improved property located at 3001 Hamilton Church Rd #205 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of March, 2014.

Nancy Ortiz Diaz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy Ortiz Diaz, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014