WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/15 16:00 3 pgs
Fees:18.00 Taxes:560.55
20150420-0035193

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES 2/25/19

(AFFIX SEAL)

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather Gemmill	Farmington Mortgage	182-06-OA-023.00
(NAME)	(NAME)	
7859 Rainey Drive	2002 Richard Jones Rd Ste 300A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37215	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Eric G. Sanchez and Melinda K. Caraway Sanchez, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Heather Gemmill and Andrew Gemmill, Wife and Husband**, hereinafter called the GRANTEE(S), their 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 all of Lot No. 23, on The Plan of Section One, Old Hickory Hills, as shown by plat appearing of record in Instrument No. 200110230115382, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Eric G. Sanchez and Melinda K. Caraway, by Warranty Deed from Greenvale Construction LLC, a Tennessee Limited Liability Company, dated 12/27/2002, recorded 12/31/2002 of Record in Instrument No. 20021231-0162395, in the Register's Office for Davidson County, Tennessee.

The said Melinda K. Caraway having since married is now known as Melinda K. Caraway Sanchez.

Melinda K. Caraway and Melinda K. Caraway Sanchez are one in the same person.

All matters shown on the plat of record as Plat Instrument No. 200110230115382, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Record Instrument No. 200201160006750, as amended of record in Instrument No. 201011160091730, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 200103060021333, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 200201230009339, in the Register's Office for Davidson County,

Tennessee.

Charter of the Homeowner's Association of record in Instrument No. 200201230009417 and Instrument 200812190121385, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument No. 200010300107214, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 7859 Rainey 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 GRANTEE(S), their 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), their 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 our hands this 20th day of April, 2015.

Eric G. Sanchez

Melinda K. Caraway Sanchez

Melinda K. Caraway Sanchez

State of Tennessee
County of Wilson

Personally appeared before me Eric G. Sanchez and Melinda K. Caraway Sanchez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of April, 2015.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY