BILL GARRETT, Davidson County
Trans:T20150033798 DEEDWARR
Recvd: 05/04/15 10:55 2 pgs
Fees:13.00 Taxes:754.80
20150504-0039995

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $204,000.00

Affiant

Subscribed and sworn to before me, this 29th day of April, 2015.

Notary Public

My commission expires: 9-10-18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Irwing Jaramillo-Cortes	**New Owner**	**Map\Parcel: 173-16-0-A-220.00CO**
3908 Stephens Ridge Way		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, I/WE,

Jeffrey Freeman and wife, Christy Freeman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Irwing Jaramillo-Cortes, a married man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 193, on the Plan of Hidden Creek, Phase 3, Section 2, of record in Instrument No. 20050714-0081683, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Freeman and wife, Christy Freeman, by Warranty Deed from David Schnarr and wife, Elise Schnarr, of record in Instrument No. 20091118-0106266, dated November 6, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20050714-0081683, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020514-0059176 and amended in Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20050930-0117904, Instrument No. 20050930-0117906, Instrument No. 20060828-0105538, Instrument No. 20060828-0105537, Instrument No. 20090908-0084135 and Instrument No. 20030303-0027389, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egressof record in Book 10348, Page 367 and Book 10348, Page 374, Book 5460, Page 992, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Instrument No. 20020510-0058111, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20030303-0027389 and amended in Instrument No. 20090908-0084136 Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3908 Stephens Ridge Way, Antioch, TN 37013; which is a corner lot and so this same property is also known as 3657 Coles Branch Drive, Antioch, TN 37013

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 except as 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 29th day of April, 2015.

Jeffrey Freeman

Christy Freeman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jeffrey Freeman and wife, Christy Freeman, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2015.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

File #: **150200JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027