BILL GARRETT, Davidson County
Trans:T20150034500 DEEDWARR
Recvd: 05/05/15 13:24 2 pgs
Fees:13.00 Taxes:2591.85
20150505-0040876

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15033507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $700,500.00.

Amy C Urbanek
Affiant

Subscribed and sworn to before me, this 1st day of May, 2015.

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Priscilla C Urbanek
Notary Public
My Commission Expires: March 8, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jose Gonzalez and Claire Gonzalez 272 Cherokee Station Dr Nashville TN 37209	New Owner	Tax Parcel ID No. 103080D00900CO

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, **Tracey R. Harris n/k/a Tracey Robinson** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose Gonzalez and Claire Gonzalez, Husband and Wife**, ("Grantees"), their 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 Lot 9, CHEROKEE CROSSING, as shown on plat of record in Instrument No. 20050328-0032338, 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 David H. Seligman, unmarried by Warranty Deed from Laura A. Esslinger, a single person, recorded on the 28th day of May, 2008 in Instrument No. 20080528-0054233, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tracey R. Harris by Warranty Deed from David H. Seligman, unmarried, recorded on the 8th day of July, 2010 in Instrument No. 20100708-0053605, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE CROSSING, as recorded in Plat Book 421, Page(s) 32 and Instrument No. 20050328-0032338.

Covenants, Conditions and Restrictions recorded in Instrument No. 20051215-0150402 and Attorney's Certificate recorded at Instrument No. 20060908-0111568.

Terms and provisions of by-Laws recorded in Instrument No. 20051215-0150402.

Charter on Cherokee Crossing recorded at Instrument No. 20100203-0008714.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050118-0005960.

Quitclaim Deed for Common Open Spaces recorded at Instrument No. 20100203-0008715. Easement retained in Instrument No. 20070702-0078608.

This is improved property located at 272 Cherokee Station Dr Nashville TN 37209

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 1st day of May, 2015.

Tracey R. Harris n/k/a Tracey Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracey R. Harris n/k/a Tracey Robinson, 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 1st day of May, 2015.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017