WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048749 DEEDWARR
Recvd: 06/18/15 14:26 2 pgs
Fees:13.00 Taxes:584.23
20150618-0058398

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$157,900.00.**

Affiant

Subscribed and sworn to before me this 16 day of June, 2015.

Notary Public
My Commission expires: 9-20-2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Juan S. Parga Rivas	Peoples Home Equity	175-06-0A-132.00CO
5169 Preserve Blvd	150 N. Seven Oaks	
Antioch, TN 37013	Knoxville, TN 37922	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles Robinson and Sydney Robinson, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Juan S. Parga Rivas, a single man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being all of Lot No. 88 (Eighty Eight) on the plan of Final Plat, Phase I, Section II, The Preserve at Old Hickory, "Cluster Lot Subdivision", A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Charles Robinson and Sydney Robinson, Husband and Wife, from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed March 6, 2012, of record in Instrument Number 20120309-0020525, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20061031-0135248, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20060824-0104548, as amended in Instrument Number 20061208-0152023, Register's Office for Davidson County, Tennessee.
- Charter of Preserve at Old Hickory Homeowner's Association, Inc., of record in Instrument Number 20060824-0104548, Register's Office for Davidson County, Tennessee.
- Easement and Agreements of record in Instrument Number 20061013-0127087; Book 4542, Page 131; Book 3616, Page 453; Book 3570, Page 13; Book 3571, Page 599; Book 4453, Page 154; Book 4425, Page 582; Book 2346, Page 378; Book 11335, Page 609; Instrument Numbers 20021017-0127752; 20041103-0132562 and 20061013-0127208, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5169 Preserve Blvd, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 15, 2015.

Charles Robinson

Sydney Robinson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Robinson and Sydney Robinson,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 15, 2015

My commission expires 1/8/19

Notary Public

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON