Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

02-1505-49511

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $212,000.00.

Affiant

Subscribed and sworn to before me, this 17 day of July, 2015.

Notary Public
My commission expires: My Commission Expires SEPT. 11, 2017

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas Stephen Hastaba 1540 Hamden Dr. Nashville TN 37211	New Owner	161-06-0-A-012.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael A. Rendon, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nicholas Stephen Hastaba**, **an unmarried man,** hereinafter called the Grantees, their 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 Unit 12, on the Plan of Oakhill Townhomes, Phase I, shown as Exhibit "A-1" to the Declaration of Restrictive Covenants of record in Instrument No. 20070614-0071397, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Rendon, unmarried by deed from Centex Homes, a Nevada general partnership, dated February 26, 2008, recorded March 24, 2008, of record in Instrument No. 20080324-0029367, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1540 Hamden Dr., Nashville, TN 37211

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150059328 DEEDWARR
Recvd: 07/21/15 10:02 2 pgs
Fees:13.00 Taxes:784.40
20150721-0071248

WITNESS my hand this 29th day of June, 2015.

Michael A. Rendon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael A. Rendon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

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

Notary Public

AARON J HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires 11-5-2018