 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $103,250.00 Affiant Subscribed and sworn to before me, this 28th day of August, 2015. Notary Public My commission expires: 10/2/17

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

BILL GARRETT, Davidson County
Trans:T20150074204 DEEDWARR
Recvd: 09/01/15 10:20 2 pgs
Fees:13.00 Taxes:382.03
20150901-0088544

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Spencer Craig Connatser **Sarah Connatser**	**New Owner**	**Map/Parcel: 163-09-0-A-095.00CO**
5510 Country Drive #95		
Nashville, TN 37211		

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,

Antonio D. Zapata and wife, Kara L. Zapata

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

Spencer Craig Connatser and Sarah Connatser, husband and wife

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 Unit T. H. No. 95 Bldg. 16 on the Plan of Hickory Valley Condominiums Phase 2, of record in Plat Book 4460, page 133, Register's Office for Davidson County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums Phase 2, a horizontal property regime established by Master Deed of record in Book 4659, Page 32, amended in Book 4937, page 429, said Register's Office.

Being the same property conveyed to Antonio D. Zapata and wife, Kara L. Zapata, by Warranty Deed, from William T. Irvine and wife, Virginia G. Irvine, dated March 29, 2002, of record in Instrument No. 20020401-0038899, 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 Plat Book 4460, Page 133, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Book 7980, Page 470, Register's Office for DAVIDSON County, Tennessee.
Access Easement of record in Book 4842, Page 979, Book 5606, Page 633, and Book 7497, Page 740, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 4659, Page 32, and amended in Book 4937, Page 429 and Book 5001, Page 394, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 4659, Page 39, 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 5510 Country Drive #95, 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 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 28th day of August, 2015.

Antonio D. Zapata

Kara L. Zapata

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Antonio D. Zapata and wife, Kara L. Zapata, 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 28th day of August, 2015.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES
JUNE 25, 2017

File #: **150482JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027