BILL GARRETT, Davidson County
Trans: T20150080005 DEEDWARR
Recvd: 09/21/15 09:53 2 pgs
Fees: 13.00 Taxes: 776.63
20150921-0095506

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMMISSION EXPIRES JUNE 25, 2017 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $209,900.00 Affiant Subscribed and sworn to before me, this 17th day of September, 2015. Notary Public My commission expires:_____

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:
Antonio D. Zapata	**New Owner**	**Map/Parcel: 173-11-0-A-012.00**
2044 Stanford Village Drive		
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,

Joseph Bennie, unmarried

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

Antonio D. Zapata and Kara Zapata, 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 Lot No. 12 on the map entitled Section One, Stanford Village, of record in Instrument No. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Joseph Bennie, unmarried, by Warranty Deed, from One Tenn, LTD., dated October 14, 2011, of record in Instrument No. 20111014-0080229, 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. 20000204-0012060 and Instrument No. 20000204-0012061, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000203-0011283, Instrument No. 20000228-0019107, Instrument No. 20000301-0020280, Instrument No. 200103190026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, Register's Office for DAVIDSON County, Tennessee.
Charter Homeowners Association of record in 20000217-0016310, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 9466, Page 794 and Book 11517, Page 992, Register's Office for DAVIDSON County, Tennessee.
Agreement for flood plains of record in Book 11493, Page 254, Register's Office for DAVIDSON County, Tennessee.
Right of Way to Davidson County of record in Book 2739, Page 637 and Book 2590, Page 545, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 11263, Page 503, Register's Office for DAVIDSON County, Tennessee.

Colonial Gulf Transmission Co, Easements of record in Book 4218, Page 425 and Book 4229, Page 43, Register's Office for DAVIDSON County, Tennessee.
Gulf Interstate Gas Transmission Line of record in Book 2590, Page 545, Register's Office for Davidson County, Tennessee.
By-Laws of record in Instrument No. 20000217-0016311, 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 Declaration of Covenants, Conditions and Restrictions / 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 2044 Stanford Village 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 17th day of September, 2015.

Joseph Bennie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Joseph Bennie, unmarried, 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 17th day of September, 2015.

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

Notary Public

My Commission Expires:

File #: **150500JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027