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

(1)

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2015.

Notary Public

My commission expires:_____

BILL GARRETT, Davidson County
Trans:T20150084362 DEEDWARR
Recvd: 10/05/15 09:10 2 pgs
Fees:13.00 Taxes:684.50
20151005-0100830

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:
Melissa Diaz **Maria I. Diaz**	**New Owner**	**Map/Parcel: 174-11-0-A-235.00CO**
2309 Haskell 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, WE,

Demian O. Ononuju, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa Diaz and Yonatan Eduardo Torres, wife and husband and Maria I. Diaz and Francisco Diaz, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 334 on the plan of Cane Ridge Farms, Phase Four of record in Instrument No. 20030721-0101773 and corrected by Instrument No. 20040715-0084333, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete description.

Being the same property conveyed to Demian O. Ononuju, married, by Warranty Deed, from The Craig Company, dated September 30, 2004, of record in Instrument No. 20041025-0127705, 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. 20030721-0101773 and corrected in Instrument No. 20040715-0084333, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000905-0087103, and amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 and Instrument No. 20060112-0004819, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Instrument No. 20010815-0088360, Register's Office for DAVIDSON County, Tennessee.
QCD to HOA of record in Instrument No. 20010815-0088361, Instrument No. 20000905-0087103, and Instrument No. 20110128-0007971, Register's Office for DAVIDSON County, Tennessee.
Utilities Easement of record in Book 5078, Page 476, Register's Office for DAVIDSON County, Tennessee.
Easement to United Telephone Company of record in Instrument No. 20020123-0009340, Register's Office for DAVIDSON County, Tennessee.

Transmission Line Easement of record in Book 4420, Page 36, and Book 4428, Page 565, Register's Office for DAVIDSON County, Tennessee.
R/W to United Telephone Co. of record in Instrument No. 20060607-0067535, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20000905-0087103, 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.
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 is improved property known as 2309 Haskell 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, unless 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 30th day of September, 2015.

Demian O. Ononuju

*Theresa Ononuju, spouse of Demian O. Ononuju, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Theresa Ononuju

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Demian O. Ononuju and Theresa Ononuju, 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 30th day of September, 2015.

Notary Public

My Commission Expires:

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

File #: **150509JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027