BILL GARRETT, Davidson County
Trans:T20150088715 DEEDWARR
Recvd: 10/19/15 11:19 2 pgs
Fees:13.00 Taxes:961.63
20151019-0105996

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $259,900.00.

Affiant

JUDY A. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 15th day of October, 2015.

Notary Public
My commission expires: 4-20-19

05-1508-66700

Address of New Owner:	Send Tax Bills to:	Tax Information:
James F. Vasquez	Fairway Independent Mtg	098-13-0-A-091.00-CO
132 Breakwater Bay	6652 Pinecrest Dr Ste 200	
Hermitage TN 37076	Plano, TX 75024	

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, **Rick B. Halfacre and wife, Cathie E. Halfacre**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James F. Vasquez and wife, Kerry Whalen Vasquez,** 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 Lot No. 91, on the plan of Phase One, Section Six, New Hope Point, of record in Book 9700, Page 859, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rick B. Halfacre and wife, Cathy E. Halfacre by deed from Continental Development Construction, Inc., dated November 27, 2000, recorded November 29, 2000, of record in Instrument No. 20001129-0116893, 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 132 Breakwater Bay, Hermitage, TN 37076.

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.

X

X

WITNESS my hand this 15th day of October, 2015.

X _____
Rick B. Halfacre

X _____
Cathie E. Halfacre

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rick B. Halfacre and Cathie E. Halfacre**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 15th day of October, 2015.

X _____
Hutch Henderson
State of Tennessee at Large

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission expires: 04/17/16