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

(1)

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $195,000.00 Affiant Subscribed and sworn to before me, this 23rd day of October, 2015. Notary Public My commission expires:_____

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

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

BILL GARRETT, Davidson County
Trans:T20150091862 DEEDWARR
Recvd: 10/28/15 12:54 2 pgs
Fees:13.00 Taxes:721.50

20151028-0109713

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jametra Harris	**New Owner**	**Map/Parcel: 149-01-0-B-042.00CO**
600 Cavendish Court		
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,

Juan M. Aguilar-Villa

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

Jametra Harris, a single person

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. 295 on the Plan of Piccadilly Square, Phase 3, of record in Plat Book 6250, Page 892, 893, and 894, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eduardo Carbajal De La Cruz and Juan M. Aguilar-Villa by Warranty Deed from Pouyan Javanbakht and wife, Rosaline Sharifi, dated June 30, 2011, of record in Instrument No. 20110706-0051781, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Juan M. Aguilar-Villa by Quitclaim Deed from Eduardo Carbajal De La Cruz and Juan M. Aguilar-Villa, dated May 29, 2014, of record in Instrument No. 20140711-0061059, 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 6250, Pages 892, 893, and 894, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6236, Page 683, amended in Book 6236, Page 730, Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6300, Page 509, Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496, Page 114, Book 6518, Page 190, and Book 6830, Page 739, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6782, Page 518, Register's Office for DAVIDSON County, Tennessee.
Power Line Easement of record in Book 1298, Page 213, Register's Office for DAVIDSON County, Tennessee.
Water Mains Easement of record in Book 7389, Page 213 and Book 7883, Page 280, Register's Office for DAVIDSON County, Tennessee.

Sewer Easement to Metro of record in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187, Book 6331, Page 481, Book 6298, Page 491, Book 6530, Page 823, Book 7309, Page 189 and Book 10453, Page 902, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6236, Page 703, amended in Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423, Book 7288, Page 963, and Book 7288, Page 964, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7288, Page 963, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Book 7778, Page 366, Register's Office for DAVIDSON County, Tennessee.
Information Brochure of record in Book 6236, Page 726, amended in Book 6295, Page 596, Book 6295, Page 602, and Book 6300, Page 439, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 6236, Page 708, amended in Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, Book 6300, Page 431, 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 600 Cavendish Court, 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 23rd day of October, 2015.

Juan Manuel Aguilar Villa
Juan M. Aguilar-Villa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Juan M. Aguilar-Villa, 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 23rd day of October, 2015.

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

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **150569SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027