Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$210,000.00
|
|Affiant

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150097501 DEEDWARR
Recvd: 11/17/15 08:29 2 pgs
Fees:13.00 Taxes:777.00
20151117-0116341

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|12th day of November, 2015.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
CHAPMAN & ROSENTHAL TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Andrew Gonzalez Ariel Gonzalez 3324 Cain Harbor Drive Nashville, TN 37214	NEW OWNER	062-02-0-B-132.00 CO

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 acknowledged, we,

Amy S. Holman n/k/a Amy S. Reed and husband, James Reed

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Steven Andrew Gonzalez and Ariel Gonzalez, husband and wife

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. 65 on the Plan of First Amendment Abbington Park, Phase One-Section Three, of record in Instrument Number 20040728-0090230, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amy S. Holman, unmarried, by Warranty Deed from Eric Haggard and Gloria Maytee Haggard, husband and wife, dated 02/07/2007, of record in Instrument Number 20070410-0042514, Register's Office for Davidson County, TN. The said Amy S. Holman has since married James Reed and is now known as Amy S. Reed. James Reed joins in this conveyance for the purpose of conveying any right, title, and interest in and to said property which he may have marital or otherwise.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20040728-0090230, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 20030213-0020075, Supplemental Restrictions in Instrument Number 20040518-0058461, Register's Office for Davidson County, Tennessee
4) Property is subject to By-Laws of record in Instrument Number 20030303-0027406, said Register's Office.
5) Property is subject to the HOA Charter of record of record in Instrument Number 20030303-0027405, said Register's Office.
6) Property is subject to an Easement for Flowage to the United States of America of record in Book 2242, Page 513, said Register's Office.
7) Property is subject to an Easement for Transmission Lines to the United States of America of record in Book 1163, Page 341, said Register's Office.
8) Property is subject to a Stormwater Detention Agreement of record in Instrument Number 20030109-0004246, said Register's Office.
9) Property is subject to a conveyance for Common Area and Open Space of record in Instrument Number 20050201-0011848, said Register's Office.
10) Property is subject to a ROW for Ingress/Egress in Book 1198, Page 525, said Register's Office.
11) Property is subject to a conveyance for Water/Sewerage Services in Book 8377, Page 820, said Register's Office.
12) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3324 Cain Harbor Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with 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 our hand(s) this 12th day of November, 2015.

Amy S. Reed

James Reed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Amy S. Reed and husband, James Reed, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of November, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076