Record & Return To:

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

BILL GARRETT, Davidson County
Trans:T20150100541 DEEDWARR
Recvd: 11/25/15 13:38 2 pgs
Fees:13.00 Taxes:444.00
20151125-0119810

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of November, 2015.

Notary Public

My commission expires: 8/18/18

(Notary Stamp) JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sucy Nieves and Juan Segura Sarmiento	same address	**Map\Parcel: 163-16-0A-109.00-CO**
2002 Ethan Lane	as new owner	
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,

Herschel Bruce Maxwell, married

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

Sucy Nieves and Juan Segura Sarmiento, 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 Unit No. 229 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Plat at Instrument No. 20050609-0066104, Exhibit "A-1", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Herschel Bruce Maxwell, married by Warranty deed from Courtney Maxwell Kinslow, married of record in Instrument No. 20140411-0030378 Register's Office for Davidson County, Tennessee, dated March 24, 2014 and recorded on April 11, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: All matters shown on the Plan of record as Instrument Number 20080729-0077388, Covenants, Conditions and Restrictions of record in Instrument Number 20031119-0168785, supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504 and Instrument No. 20080812-0082993, Development and Easement Agreement and Agreement to Share Costs of record in Instrument Number 20031124-0170577, Quitclaim Deed conveying common areas of record in Instrument Number 20031120-0169428, Perpetual Easement and Right of Way to Qwest Communications International, Inc., et al of record in Instrument Number 20120228-0017172, Stormwater Detention Agreement of record in Instrument Number 20030910-0132288, Quitclaim Deed for Homeowners Association for Stream Buffers and Drainage Easements of record in Instrument Number 20080226-0018727, Restrictions of record as Instrument Number 20140411-0030378, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

Grantor warrants that the subject property is not his primary residence nor the primary residence of his spouse.

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, 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 2002 Ethan Lane 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 hand this 16th day of November, 2015.

Herschel Bruce Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Herschel Bruce Maxwell the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of November, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150378**
RECORD & RETURN TO:
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027