WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150108111 DEEDWARR
Recvd: 12/22/15 13:33 2 pgs
Fees:13.00 Taxes:693.75

20151222-0128731

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 2-21-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marcus McFadden Brittany Biggers	Peoples Home Equity	053-14-0-B/020.00
(NAME)	(NAME)	
121 Kiowa Trl	2 Maryland Farms Way, S 110	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Gabriel Velazquez and Yadir S. Velazquez, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marcus McFadden, an unmarried man and Brittany Biggers, an unmarried woman,** ** 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:

** tenants in common with right of survivorship

Land in Davidson County, Tennessee, being Lot Number 65 on the First Revision Final Plat of The Woods of Neeley's Bend, Phase 3 of record in Instrument No. 20080606-0058247, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gabriel Velazquez and Yadir S. Velazquez, husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated May 29, 2008 and filed for record June 3, 2008 as Instrument No. 20080603-0056462 in the Register's Office for Davidson County, Tennessee.

Subject to Charter of Woods at Neeley's Bend Homeowners Association of record in Book 11527, page 331, Register's Office for Davidson County, Tennessee.

Subject to any and all matters on the Plan of record filed as, Instrument NO. 20080606-0058247, Plat book 843, page 37 and Plat book 974, page 26, Register's Office for Davidson County, Tennessee.

Subject to Terms, provisions, covenants, conditions, restrictions, By-Laws, charter, easements charges, assessments and liens provided in the Covenants, conditions and Restrictions of The Woods at Neeley's Bend of record in Book 11527, page 304 as amended in Instrument No. 20050318-0029990, Register's office for Davidson County, Tennessee. In the event that any exception herein contains covenants, conditions and restrictions, said exception omits any covenants or restrictions, based upon race, color religion, sex, sexual orientation, handicap, disability, marital status, familial status, ancestry, national origin, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Subject to By-laws of Woods at Neeley's Bend Homeowners Association of record in Book 11527, page 336, Register's Office for Davidson County, Tennessee.

Subject to an Agreement for Dedication of Easement for Sanitary Sewer an/or Storm Drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, book 8081, page 818, Book 11213, page 464, Book 11213, page 467 and Book 11213, page 470, Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreements of record in Instrument NO. 20030313-0033945 and Instrument No. 20060727-009092, Register's Office for Davidson County, Tennessee.

Subject to the flow of any creeks, streams, or branches across subject property.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of other in and to the common areas and/or elements.

Subject to Easement granted by Charles U. Coggin & Sons Inc to B.B. Kennedy et al of record in Book 894, page 320, Register's Office for Davidson County, Tennessee.

Subject to Easement granted by Charles U. Coggin & Sons Inc to La Societe de 40 & Voiture, Local No 702 of record in Book 972, page 465, , Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of Nawaka Trail and Pawnee Trail of record in Plat Book 843, page 37 and Plat Book 974, page 26, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 121 Kiowa Trl, Madison, TN 37115

(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 my/our hands this 18th day of December, 2015.

Gabriel Velazquez by Jorge F Velazquez as attorney in fact

Yadir S. Velazquez by Jorge F. Velazquez as attorney in Fact

Gabriel Velazquez, by Jorge F. Velazquez his attorney in fact

Yadir S. Velazquez,by Jorge F. Velazquez, her attorney in fact

Power of Attorney of record in Instrument # 20151222012872 9 ***, for said Register's Office.

*** and Instrument # 20151222-0128730

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Jorge F. Velazquez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Gabriel Velazquez and Yadir S. Velazquez as their Attorney in fact as the free act and deed of the within named Gabriel Velazquez and Yadir S. Velazquez.

Witness my hand and official seal at Nashville, Tennessee the 18th day of December, 2015.

Notary Public Judith C. Jacobs
My Commission Expires: 2-22-16



File No.: 201511020