(3)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160008922 DEEDWARR
Recvd: 02/02/16 11:16 2 pgs
Fees:13.00 Taxes:591.63

20160202-0010036

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

April Blackmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: April 15, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan Alexey Segura Sarmiento	Peoples State Bank of Commerce	149-06-0-040.00
(NAME)	(NAME)	
4964 Pebble Creek Drive	7122 Nolensville Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David Rhea and wife, Sarah Rhea**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Juan Alexey Segura Sarmiento and wife, Sucy Nieves**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 67 on the Plan of Section 5, Pebble Creek, of record in Plat Book 5210, Page 308, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David R. Rhea and wife, Sarah Rhea by Warranty Deed from Eric S. Kantorik and wife, Dianne S. Kantorik, dated 10/19/2009, recorded 10/28/2009 of record in Instrument No. 20091028-0099498, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2016 and subsequent years, a lien not yet due and payable. 2015 Property Taxes have been prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Book 5210, Page 308, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 5634, Page 489, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4964 Pebble Creek Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-29564
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hands this 29th day of January, 2016.

David Rhea
By: K. Thomas Sidwell, Attorney-in-Fact

Sarah Rhea
By: K. Thomas Sidwell, Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, K. Thomas Sidwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Attorney-in-Fact of David Rhea and Sarah Rhea and that he as such Attorney-in-Fact executed the foregoing instrument for the purposes therein contained, by signing the names of David Rhea and Sarah Rhea by himself as Attorney-in-Fact.

WITNESS my hand and seal this 29th day of January, 2015.

Notary Public

My Commission Expires: 5-22-19

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

