WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160012968 DEEDWARR
Recvd: 02/17/16 10:18 2 pgs
Fees:13.00 Taxes:499.50
20160217-0014830

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2016

K Cassidy
Notary Public:

MY COMMISSION EXPIRES: 8/23/19
(AFFIX SEAL)

KATHRYN M. CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shavonda Whitfield	New Owner	Parcel ID:
401 New Overlook Court		15011018300
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 acknowledged, we

David Hernandez and Estela M. Amaya-Gomez, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Shavonda Whitfield , unmarried

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. 576, on the Final P.U.D. Plan of Towne Village of the Country, Section Four-A, of record in Plat Book 6250, Pages 20 and 21, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Hernandez and Estela M. Amaya-Gomez, husband and wife, by deed from James R. Binkley and wife, Kristina L. Binkley of record in Instrument 20080708-0070014, Register's Office for said County, dated July 3, 2008.

This conveyance is subject to Restrictive Covenants of record in Book 6304, Page 985, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 20 and 21, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 401 New Overlook 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, 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 hands this 10th day of February, 2016.

David Hernandez

Estela M. Amaya-Gomez

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 David Hernandez and Estela M. Amaya-Gomez, with whom I am personally acquainted (or 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 and official seal at Nashville, Tennessee, this 10th day of February, 2016.

My Commission Expires: 7-2-18

Notary Public

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