Davidson County DEEDWARR
Recvd: 04/05/16 16:07 2 pgs
Fees:13.00 Taxes:667.85
20160405-0032746

MTS-140055

WARRANTY DEED

STATE OF ~~TENNESSEE~~ AZ
COUNTY OF Maricopa
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER ISS 180,500.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 31 DAY OF March, 2016

Notary Public

MY COMMISSION EXPIRES: Dec 3, 2017
(Affix Seal)

ERIN J HUBBARD
Notary Public - Arizona
Maricopa County
My Comm. Expires Dec 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David J Favreau and Alyssa R Favreau	Same as new owner	64-16E-2.00
228 Windsor Chase Court		
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ***Leslie Will, unmarried***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Alyssa R. Favreau and David J Favreau, 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 all of Unit 2, in Building 1, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions, and Restrictions filed for record in Inst. No. 200610250132473, and amended in Inst. No. 200611060137656, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie Will by Warranty Deed from Stephen W Fisher and wife Cristin L Fisher dated 4/3/14 and filed for record on 4/7/14 of record in Book 201404070029019, said Register's Office for said County.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (xx) Property, known as **228 Windsor Chase Court, Hermitage, TN 37076**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 hand on this 1st day of April, 2016.

Leslie Will

ERIN J HUBBARD
Notary Public - Arizona
Maricopa County
My Comm. Expires Dec 3, 2017

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF ~~Davidson~~ Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leslie Will** the bargainor(s) 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 this ~~21st~~ 1st day of ~~March~~ April, 2016.

Commission Expires: Dec 3, 2017

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018