Davidson County DEEDWARR
Recvd: 04/22/16 15:02 3 pgs
Fees:18.00 Taxes:481.00
20160422-0039490

WARRANTY DEED

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF MARCH,

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1795B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Oscar J. Delgado Torres	Peoples Home Equity	149-02-0B-117.00-CO
880 Bishopsgate Rd	150 N. Seven Oaks	
Antioch, TN 37013-1739	Knoxville, TN 37922	

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,

ESTEBAN NAVARRO AND WIFE, REYNA ROBLES

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OSCAR J. DELGADO TORRES, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 175 on the Plan of Final P.U.D. Plan of Piccadilly Square, Phase II of record in Plat Book 6250, Page (s) 92 through 94, inclusive, 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 Esteban Navarro and wife, Renya Robles by Warranty deed from Westwood Communities, Inc. of record in Instrument No. 20120514-0041376 Register's Office for Davidson County, Tennessee, dated May 04, 2012 and recorded on May 14, 2012. Renya Robles and Reyna Robles being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

All matters shown on the Plan of record in Plat Book 6250, Page(s) 92 through 94, inclusive, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6236, Page 683, as amended in Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6300, Page 409; Book 6306, Page 833; Book 6496, Page 114; Book 6518, Page 184 and Book 6518, Page 190, Register's Office for Davidson County, Tennessee.

Document of Clarification of record in Book 6830, Page 739, Register's Office for Davidson County, Tennessee.

Charter of Piccadilly Square Homeowner's Association of record in Book 7288, Page 963, Register's Office for Davidson County, Tennessee.

Amendment to Articles of Incorporation of record in Book 6295, Page 548; Book 6295, Page 556; Book 6295, Page 564 and Book 6300, Page 423, Register's Office for Davidson County, Tennessee.

Amendment to By-Laws of record in Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588 and Book 6300, Page 431, Register's Office for Davidson County, Tennessee.

Amendment to Information Brochure of record in Book 6295, Page 596; Book 6295, Page 602 and Book 6300, Page 439, Register's Office for Davidson County, Tennessee.

Deed of Correction for common area to Piccadilly Square Homeowner's Association of record in Book 6295, Page 503, Register's Office for Davidson County, Tennessee.

Conveyance of Additional Open Space of record in Book 6496, Page 99, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easements of record in Book 6186, Page 238 and Book 6251, Page 616, Register's Office for Davidson County, Tennessee.

Utility Easement of record in Book 6298, Page 491, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6782, Page 518, Register's Office for Davidson County, Tennessee.

Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6530, Page 819; Book 6530, Page 823; Book 6846, Page 653 and Book 6846, Page 606, Register's Office for Davidson County, Tennessee.

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

This is property known as 880 Bishopsgate Rd, Antioch, TN 37013-1739

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 in 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 the 31st day of March, 2016.

Esteban Navarro

Esteban Navarro

Reyna Robles

Reyna Robles

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ESTEBAN NAVARRO AND REYNA ROBLES, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1795B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

