WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/16 11:00 3 pgs
Fees:18.00 Taxes:887.63

20160502-0042644

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose M. Lopez Rosa	Highlands Residential Mortgage, Ltd	
(NAME)	(NAME)	
1509 Kenton Court	12001 N. Central Expressway, Suite 750	Map/ PARCEL- 150-12-0B-006.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75243	
(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, **Damien R. Charley and Christina M. Charley**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jose M. Lopez Rosa, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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 Lot 6 on the Plan of Final P.U.D. Plan, Section One, Kensal Green, of record in Plat Book 7900, Page 593, 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 Damien R. Charley and Christina M. Charley by Warranty Deed from John I. Penn and wife, Gloria J. Penn, dated 05/03/2007, recorded 05/09/2007 of record in Instrument No. 20070509-0055832, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters shown on the plat of record in Plat Book 7900, Page 593, Covenants, conditions, easements and restrictions of record in Book 7619, Page 647, First Supplementary Declaration of record in Book 7776, Page 826, Table of Contents of Corporate Bylaws of record in Book 7619, Page 679, Amendment Number One to Declaration of record in Book 7657, Page 583, Amendment Number Two to Declaration of record in Book 7675, Page 923, Third Amendment to Declaration of record in Book 8708, Page 630, Charter of Somerset Homeowners Association, Inc., of record in Book 7661, Page 37, Fifth Supplementary Declaration of record in Book 9065, Page 744, First Amendment to the Bylaws of record in Book 9509, Page 363, Amendment to Corporate By-Laws of record in Book 9647, Page 472, Second Amendment to Corporate By-Laws of record in Instrument No. 20090513-0044145, Amendment Number Four to Declaration of record in Instrument No. 20060405-0039162 and Quitclaim Deed of record in Book 7768, Page 455, in the Register's Office for Davidson County, Tennessee.

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 1509 Kenton Court, Antioch, TN 37013
(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 GRANTEE(S), his 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), his 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 April, 2016.

Damien R. Charley

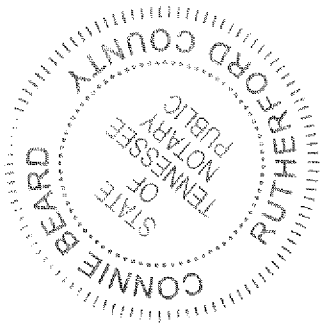
Christina M. Charley

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Damien R. Charley and Christina M. Charley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of April, 2016.

Notary Public
My Commission Expires: 4-15-17



RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Tammy McCauley** , do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of

an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-15-19

Notary' Seal

