WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160037329 DEEDWARR
Recvd: 05/05/16 09:23 2 pgs
Fees:13.00 Taxes:684.50
20160505-0044334

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-5-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1919B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Linda Obregon	New Owner	064-16-0D-236.00-CO
3100 Remington Park Court		
Hermitage, TN 37076-5317		

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,

GRANT V. REPASS, UNMARRIED

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

LINDA OBREGON AND OSCAR OBREGON, WIFE AND HUSBAND

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. 121 on the Plan of Section Four, Truxton Park of record in Plat at Instrument No. 20020528-0064435, 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 Grant V. Repass, unmarried by Warranty deed from Sharon Baswell, single and Lawrence Baswell, single of record in Instrument No. 20041012-0122987 Register's Office for Davidson County, Tennessee, dated September 29, 2004 and recorded on October 12, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

Subject to all matters shown on the Plan of record as Instrument Number 20020528-0064435, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001030-0107559, supplemented by Instrument No. 20010522-0052910, Instrument No. 20020123-000419 and Instrument No. 20020506-0055597, as re-recorded in Instrument No. 20020718-0086907, Register's Office for Davidson County, Tennessee.

By-Laws of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108604, Register's Office for Davidson County, Tennessee.

Charter of Truxton Park Homeowners Association, Inc., of record in Instrument No. 20001101-0108603, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Truxton Park Homeowners Association, Inc., for common area of record in Instrument No. 20050311-0027269, Register's Office for Davidson County, Tennessee.

Water Detention Agreement of record in Instrument Number 20020524-0063322, in the Register's Office for DavidsonCounty, Tennessee.

Sewer Easement of record in Instrument Number 20001208-0121300, in the Register's Office for DavidsonCounty, Tennessee.

Restrictions of record as Instrument Number 20041012-0122987 in the 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 3100 Remington Park Court, Hermitage, TN 37076-5317

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 29th day of April, 2016.

Grant V. Repass

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GRANT V. REPASS, 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 29th day of April, 2016.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-1919B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206