This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste. 100
Nashville, TN 37215

**MAP/GROUP/PARCEL 50-11-A 49.CO**

From Information Furnished by the Parties

**NAME & ADDRESS OF NEW OWNER:**
**Isaac V Gomez - Patino and Esther Gomez**
**3272 Rainwood Drive**
**Nashville, TN 37207**

**SEND TAX BILLS TO:**
**SAME**

# WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **CHATIKA SHARFNER, A MARRIED WOMAN** "Grantors" have this day bargained and sold and do hereby transfer and convey unto **ISAAC V GOMEZ - PATINO AND ESTHER GOMEZ, HUSBAND AND WIFE**"Grantees", Her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 49, as shown on the map entitled Timberwood Cluster Lot Development of record as Instrument Nos. 20080211-0013669 through 20080211-0013671, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Chatika N. Sharfner, unmarried person, by Specail Warranty Deed from Nashville Area Habitat For Humanity, dated 4-23-2010, appearing of record in Instrument No. 20100428-0032193, of the Register's Office of Davidson County, Tennessee.

Marcus Collins joins herein to convey any and all marital interests he may have in this property by virtue of his marriage to Chatika Sharfner.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument Nos. 20080211-0013669 through, page 20080211-0013671, Register's Office for Davidson County, Tennessee.; Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record as Instrument No. 20080211-0013672, 20100202-0008170 and 20100313-0019843, said Register's Office for Davidson County, Tennessee, further amended in Instrument No. 20100910-0072176.; Stormwater Detention Agreement of record as Instrument No. 20070201-0051523, said Register's Office for Davidson County, Tennessee.; ; ACREAGE (if legal description contains acreage or square feet)

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3272 Rainwood Drive, Nashville, TN, 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

BILL GARRETT, Davidson County
Trans:T20160043471 DEEDWARR
Recvd: 05/24/16 10:17 2 pgs
Fees:13.00 Taxes:462.50
20160524-0051887

The undersigned further covenants and binds Herself, Her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20th day of May, 2016.

**Chatika Sharfner**

**Marcus Collins**

STATE OF TENNESSEE

COUNTY OF DAVIDAON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Chatika Sharfner, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $125,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20 day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

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