WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057690 DEEDWARR
Recvd: 07/07/16 09:00 2 pgs
Fees:13.00 Taxes:1665.00
20160707-0069352

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
KAISY M. THOMPSON
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Cabrera	Angel Oak Mortgage Solutions LLC	115-13 17.00
(NAME)	(NAME)	
759 Rodney Drive	3060 Peachtree Road NW, Suite 500B	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Atlanta, GA 30305	
(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, **Petr Hann and Klara Hannova, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Cabrera, an unmarried man,** 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 Lot No. 204 on the Plan of West Meade Hills, Section Eight, as of record in Plat Book 3600, pages 61-62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Petr Hann and Klara Hannova, husband and wife, by Warranty Deed from Tanya Renee Garvin, unmarried, dated November 28, 2012, of record in Instrument No. 20121203-0110663, Register's Office for Davidson County, Tennessee. (No conveyance has been recorded since. The derivation of this legal description reflects a 24-month chain of title.)

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3600, pages 61 and 62; Restrictions of record in Book 3789, page 119; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 759 Rodney Drive, Nashville, TN 37205
(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 GRANTEES, 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 our hands this 30th day of June, 2016.

Petr Hann

Klara Hannova, by Petr Hann, her Attorney-In-Fact

Klara Hannova, by Petr Hann, her Attorney-In-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Petr Hann, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 30th day of June, 2016.

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Petr Hann, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for Klara Hannova, the within named bargainor, and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Klara Hannova, the within named bargainor by the said Petr Hann as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of June, 2016.

Notary Public

My Commission Expires:

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

File No.: 23187