Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $132,000.00 Affiant Subscribed and sworn to before me, this 19th day of July, 2016. Notary Public My commission expires: 6/19/18

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160064217 DEEDWARR
Recvd: 07/26/16 13:13 2 pgs
Fees:13.00 Taxes:488.40
20160726-0076855

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Laura Foote	**New Owner**	**Map/Parcel: 149-15-0-B-024.00**
1515 Bridgecrest Drive, Unit 102		
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Martha I. Martinez, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Foote

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 Unit No. 102 on the Plan of the Final Plat of Cambridge Forest Townhomes, of record in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha I. Martinez, by Quitclaim Deed, from Zabadin Martinez and wife, Martha N. Martinez, dated June 13, 2014, of record in Instrument No. 20140616-0052061, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Martha I. Martinez, unmarried, and Zabadin Martinez and wife, Martha N. Martinez, by Warranty Deed, of record in Instrument No. 20060425-0047396, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20040224-0020966, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10332, Page 1 and amended in Book 10774, Page 723 and Instrument No. 20030806-0112013, Instrument No. 20160412-0034960, Instrument No. 20160412-0034961, Instrument No. 20160412-0034962, Instrument No. 20160412-0034963, Instrument No. 20160412-0036964, Instrument No. 20160502-0042419, Instrument No. 20160502-0042420, Instrument No. 20160502-0042421, Instrument No. 20160502-0042422, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10343, Page 769, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10805, Page 497, Book 7632, Page 962 and Instrument No. 20010202-0010454, Register's Office for DAVIDSON County, Tennessee.
Easement to Morgan Cemetery, Register's Office for DAVIDSON County, Tennessee.
Telephone Line Easement of record in Book 1207, Page 529, Register's Office for DAVIDSON County, Tennessee.
Agreement of record in Book 1147, Page 148, Register's Office for DAVIDSON County, Tennessee.

Sewer and Drainage Easement of record in Book 6881, Page 320, Book 7453, Page 445 and Book 8795, Page 158, Register's Office for DAVIDSON County, Tennessee.
Roadway Easement of record in Book 3, Page 26, Register's Office for DAVIDSON County, Tennessee.
Plan of record in Plat Book 6900, Page 561 & 562, Register's Office for DAVIDSON County, Tennessee.
Deed of Conveyance of record in Book 10800, Page 894 and Book 10800, Page 932, Register's Office for DAVIDSON County, Tennessee.
Option to Purchase of record in Book 10953, Page 640, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of record in Instrument No. 20121114-0104688, Register's Office for Davidson County, Tennessee.
All matters of record of Plat Book 6900, Page 561 and Book 6900, Page 562, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1515 Bridgecrest Drive, Unit 102, Antioch, TN 37013.

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 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 my/our hand(s) this 19th day of July, 2016.

Martha I. Martinez

Martha I. Martinez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Martha I. Martinez, unmarried, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **160405JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027