BILL GARRETT, Davidson County
Trans: T20160069041 DEEDWARR
Recvd: 08/09/16 15:30 2 pgs
Fees: 13.00 Taxes: 651.20

20160809-0082959

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $176,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-3-17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2282H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Heidi Ulery	PINNACLE BANK	053-09-0B-208.00-CO
1120 Pawnee Trl	150 3RD AVE S, #900	
Madison, TN 37115-5643	NASHVILLE, TN 37201	

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,

SHEENA NICOLE FUECHSEL, UNMARRIED

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

HEIDI ULERY AND JOSE GONZALEZ, 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. 120 on the Plan of Cumberland Station at Wilson Camp, Section Seven of record in Plat at Instrument No. 20061010-0125617 rerecorded at Instrument No. 20061010-0125619, 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 Bo A. Fuechsel and wife, Sheena N. Fuechsel by Warranty deed from Phillips Builders, LLC of record in Instrument No. 20080701-0067964 Register's Office for Davidson County, Tennessee, dated June 26, 2008 and recorded on July 1, 2008 and subsequently conveyed to Sheena Nicole Fuechsel by Quitclaim deed from Bo A. Fuechsel of record in Instrument No. 20160621-0062774 Register's Office for Davidson County, Tennessee, dated April 17, 2014 and recorded on June 21, 2016.

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 20061010-0125617 rerecorded at Instrument No. 20061010-0125619, 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 200110150112096, amended in 200209190114055, 200610240131769, 200602130017249, First Supplementary Declaration to DCCR 200207220087864, Second Supplementary Declaration to DCCR 200310300159799 and Book 10585, Page 496, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Assignment of Development Rights of record in Instrument Number 20061024-0131768, in the Register's Office for DavidsonCounty, Tennessee.

Charter of Homeowner's Association of record in Instrument Number 200110170113082, in the Register's Office for DavidsonCounty, Tennessee.

Quitclaim of Homeowner's Association for common area of record in Instrument Number 200704100042877, in the Register's Office for DavidsonCounty, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 200505110053113, in the Register's Office for DavidsonCounty, Tennessee.

Restrictions of record as Instrument Number 20080701-0067694 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 1120 Pawnee Trl, Madison, TN 37115-5643

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 5th day of August, 2016.

Sheena Nicole Fuechsel

Sheena Nicole Fuechsel

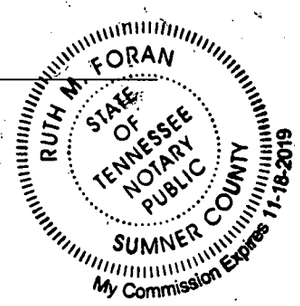
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, SHEENA NICOLE FUECHSEL, 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 5th day of August, 2016.

Notary Public

My Commission Expires: 

File #: 16-2282H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027