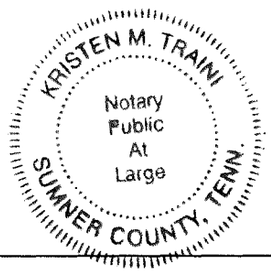
Davidson County DEEDWARR
Recvd: 08/24/16 09:06 3 pgs
Fees:18.00 Taxes:333.00
20160824-0088388

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $90,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~22ND~~ 23rd DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES SEP 20 2016

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 118 Saundersville Road, Hendersonville, TN 37075
file # 16-2399H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Maria Torres-Hernandez		043-02-0A-128.00-CO
128 Cedarwood Ln		
Madison, TN 37115		

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,

WILLIAM TJ APPLEGATE, UNMARRIED AND CHRISTOPHER W. WAMBLE, UNMARRIED

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

MARIA TORRES-HERNANDEZ AND MICHAEL P. ALEXANDER, 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 Unit No. 128, Building "H" on the Plan of Cedarwood Courtyard Homes, Phase Two, a Planned Unit Development of record in Plat Book 5200, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Property address being provided for informational purpose only.

Being the same property conveyed to William TJ Applegate and Christopher W. Wamble by Special Warranty deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-5 of record in Instrument No. 20150810-0079695 Register's Office for Davidson County, Tennessee, dated July 14, 2015 and recorded on August 10, 2015

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 in Plat Book 5200, Page 60, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 590, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5495, Page 661, and as amended in Book 6707, page 216; Book 9010, page 503; and Book 9010, page 505, 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.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Ceadrwood Condominiums of record in Book 570, Page 121, and as amended in Book 5776, page 741, Register's Office for Davidson County, Tennessee.

Restrictions as contained in Book 5669, page 132; Book 6053, page 422; Book 6119, page 402; and Book 6216, page 434.

Restrictions as contained in Book 5302, page 546, Register's Office for Davidson County, Tennessee.

By-Laws of Cedarwood Courtyard Homes Homeowners Association, Inc. of record in Book 5307, Page 231, amended in Instrument No. 20070802-0092059, Instrument No. 20120921-0085950 and Instrument No. 20140505-0037855, in the Register's Office for Davidson County, Tennessee.

Charter of Cedarwood Courtwood Homes Homeowner's Association of record in Book 5307, Page 226, in the Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Cedarwood Courtwood Homes Homeowner's Association of record in Book 6216, page 432, and Book 6053, page 425, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement of record in Instrument Number 20110325-00230033, in the Register's Office for DavidsonCounty, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is property known as 128 Cedarwood Ln, Madison, TN 37115-2766

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 22nd day of August, 2016.

William TJ Applegate

Christopher W. Wamble

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, WILLIAM TJ APPLEGATE AND CHRISTOPHER W. WAMBLE, 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 22nd day of August, 2016.

Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

File #: 16-2399H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY