WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

G-BR-16-4952-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cindy Hernandez	New Owner	
(NAME)	(NAME)	**173-04-0A-178.00-CO**
4952 Alexis Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4222		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MAURICE A. MITCHELL AND DONNA MITCHELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CINDY HERNANDEZ AND BRANDON BRADLEY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 178 on the Plan of Phase 1 of Oak Highlands of record in Plat Book 6900, Page (s) 432 through 435, 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 Maurice A. Mitchell and Donna Mitchell, husband and wife by Warranty deed from Jeffrey N. Smith and wife, Geneviee V. Smith of record in Instrument No. 20081024-0106368 Register's Office for Davidson County, Tennessee, dated October 15, 2008 and recorded on October 24, 2008.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the P.U.D. Boundary Plat of record in Plat Book 6900, Page 431, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 432 through 435, inclusive, 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 7350, Page 24, as re-recorded in Book 7367, Page 587 and amended in Book 8765, Page 77, Book 10181, Page 986, Book 10548, Pages 501, Book 10548, Page 503, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7367, Page 615 and Book 8765, Page 90, Register's Office for Davidson, County, Tennessee.
- Charter of HOA of record in Book 7337, Page 529, amended in Book 8765, Page 100 and Instrument No. 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Deed(s) for common areas to HOA of record in Book 7473, Page 697, Instrument No. 20000502-0044049, Instrument No. 20000425-0041127, Instrument No. 20020619-0074183 and Instrument No. 20040217-0017737, in the Register's Office for Davidson County, Tennessee.
- Ingress & Egress Easement of record in Book 1318, Page 518, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7189, Page 379, Book 9487, Page 978 and Instrument No. 20010503-0045314, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance of record in Book 7748, Pages 408, 412, 448, 453 and Book 7893, Page 334, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument No. 20001002-0097139, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20160078273 DEEDWARR
Recvd: 09/07/16 10:58 2 pgs
Fees:13.00 Taxes:832.50

20160907-0093918

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF AUGUST, 2016.

Maurice A. Mitchell by John Gleaves,
Attorney in Fact

Donna Mitchell by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MAURICE A. MITCHELL AND DONNA MITCHELL, and who acknowledged he/she/they executed the same as the free act and deed of the said MAURICE A. MITCHELL AND DONNA MITCHELL.

Witness my hand and official seal, this the 29th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212