Davidson County	DEEDWARR
Recvd: 09/09/16 10:43	2 pgs
Fees:13.00 Taxes:334.79	
20160909-0095025	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$90,484.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th Day of September, 2016,

Notary Public

MY COMMISSION EXPIRES: 10/9/19

(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Gonzalo Amaya	Gonzalo Amaya	107 14 0 080.00
(NAME) 902 Goodbar Dr.	(NAME) 2331 Smith Spring Rd. ~~902 Goodbar Drive~~	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217 ~~Nashville, TN 37217~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety Thousand Four Hundred Eighty-Four And No/100 Dollars ($90,484.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Larry Hartley and wife, Connie Hartley and Thomas Brissette and wife, Melissa Brissette,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gonzalo Amaya, married 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:

Being Lot No. 148 on the Map of Miro Meadows, as of record in Book 1424, Pages 94 and 95, Register's Office for said County.

Said Lot No. 148 fronts 70 feet on the easterly side of Goodbar Drive and runs back between lines, 142.8 feet on the northerly line, 143 feet on the southerly line to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Larry Hartley and wife Connie Hartley, and Thomas Brissette and wife Melissa Brissette by Warranty Deed from Linda G. Rogers and Albert K. Sweeney and Deborah M. Brennis, being the heirs at law of Albert F. Sweeney, deceased dated February 28, 2006 and recorded March 1, 2006 as Instrument No. 20060301-0023335, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 902 Goodbar Dr., Nashville, TN 37217

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, has 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 6th day of September, 2016

Larry Hartley

Connie Hartley

Thomas Brissette

Melissa Brissette

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Larry Hartley and wife, Connie Hartley and Thomas Brissette and wife, Melissa Brissette, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of September, 2016.

Notary Public

My ~~Commission~~ Expires: 10/9/19

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: HND-165048FC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson S:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018