Davidson County DEEDWARR
Recvd: 09/20/16 09:26 2 pgs
Fees:13.00 Taxes:669.70
20160920-0098691

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF SEPTEMBER, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.,
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

165147

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Miranda Nicole Sexton and Jonathan B. Clark and Leigh S. Clark	Highlands Residential Mortgage, LTD	26-6A-73
(NAME)	(NAME)	
128 Canton Court	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161884

For and 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 acknowledged, **WE, DELPHINO PAUL MARTINEZ AND WIFE, AMANDA MARIA MARTINEZ**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MIRANDA NICOLE SEXTON, A SINGLE WOMAN AND JONATHAN B. CLARK AND LEIGH S. CLARK, HUSBAND AND WIFE, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,** 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 70 on the Plan of Windsor Green, Phase 1, Section 3, of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda M. Castro, a single woman by deed from Heidi Renee Davis, unmarried, dated May 5, 2011, of record in Instrument No. 20110520-0038851, Register's Office for Davidson County, Tennessee. The property was further conveyed to Delphino Paul Martinez and wife, Amanda Maria Martinez by deed from Amanda M. Castro nka Amanda Maria Martinez, married, dated October 6, 2015, of record in Instrument No. 20151014-0104498, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument 20040109-0003983 and Instrument No. 20041112-0136380, Register's Office for said County; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Windsor Green and the By-Laws appended thereto, of record in Book 6406, page 929, and in Book 11164, page 69, as amended in Instrument No. 20011108-0122758 and Instrument No. 20140523-0044903, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 128 Canton Court, Goodlettsville, TN 37072
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 16th day of September, 2016

Delphino Paul Martinez

Amanda Maria Martinez

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Delphino Paul Martinez and Amanda Maria Martinez, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2016.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017

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 SS:

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
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018