BILL GARRETT, Davidson County
Trans:T20160087636 DEEDWARR
Recvd: 10/05/16 11:23 2 pgs
Fees:13.00 Taxes:1368.63
20161005-0105153

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of September 2016

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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).
Jose A. Perez Gonzalez	New Owner	034 07 0 046.00
(NAME)	(NAME)	
221 Twin Hills Dr.	"	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty-Nine Thousand Nine Hundred And No/100 Dollars ($369,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James M. Patton, Jr., a married man and Dan Hawkins, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jose A. Gonzalez Perez, a 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:

Land located in Davidson County, Tennessee, being all of Lot No. 163 on the Plan of Shepherd Hills, Section No. 3, of record in Plat Book 2900, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dan Hawkins and James M. Patton Jr. by Warranty Deed from Sherry Daniels dated March 11, 2016 and recorded March 14, 2016 as Instrument No. 20160314-0024215, in said Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

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.

File Number: HND-166255SSO

This is improved ☒ property, known as 221 Twin Hills Dr., Madison, TN 37115

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 30th of September, 2016.

James M. Patton, Jr.

Dan Hawkins

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **James M. Patton, Jr. and Dan Hawkins**, 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 30th of September, 2016.

Notary Public

My Commission Expires: January 29, 2020

SEAL

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

File Number: HND-166255SSO