WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160093056 DEEDWARR
Recvd: 10/21/16 09:38 2 pgs
Fees: 13.00 Taxes: 1628.00
20161021-0111298

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2016.

Janderson
Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Keith Williams	New Owner	160 10 0A 005.00
(NAME)	(NAME)	
104 Heather Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 considerations, the receipt of which is hereby acknowledged, we, **Ramon Eduardo Gonzalez and Maria De Jesus Hermosillo Baeza, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Douglas Keith Williams and Jane Elizabeth Kittrell Williams, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 5 on the Plan of Heatherwood, of record in Plat Book 6900, Page 897, 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 Ramon Eduardo Gonzalez and Maria De Jesus Hermosillo Baeza, husband and wife by Quitclaim Deed from Ramon Eduardo Gonzalez a/k/a Ramon Eduardo Gonzales and Maria De Jesus Hermosillo Baeza, husband and wife, dated 06/08/2012, recorded 06/20/2012 of record in Instrument No. 20120620-0053922, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6900, Page 897, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7839, Page 27, Charter of record in Book 7883, Page 808, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Easement of record in Book 7572, Page 939, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Book 8489, Page 670, in the Register's Office for Davidson County,

Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8510, Page 816, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 104 Heather Way, Brentwood, TN 37027
(House Number) (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 GRANTEE(S), their heirs and/or 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/or 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 18th day of October, 2016.

Ramon Eduardo Gonzalez

Maria De Jesus Hermosillo Baeza

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named K. Thomas Sidwell, with whom I am personally acquainted and who proved himself to be the attorney in fact of Ramon Eduardo Gonzalez and Maria De Jesus Hermosillo and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2016.

Notary Public
My Commission Expires: 10/30/16

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY