BILL GARRETT, Davidson County
Trans:T20160098826 DEEDWARR
Recvd: 11/08/16 10:37 2 pgs
Fees:13.00 Taxes:887.63
20161108-0118149

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Francisco J. Cardenas & Martha E. Cardenas
2012 Hickory Brook Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner

MAP/PARCEL 097-02-0A-335.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Michael R. Wambles and wife, Kathy C. Wambles,** has this day bargained and sold, and does hereby transfer and convey unto **Francisco J. Cardenas and Martha E. Cardenas, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 335 on the Plan of Villages of Riverwood, Scetion One, Phase 4B of record in Plat at Instrument No. 20130628-0067075, 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 Robert J. Rogers, unmarried by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20131003-0103758 Register's Office for Davidson County, Tennessee, dated September 30, 2013 and recorded on October 3, 2013.

Being the same property conveyed to Michael R. Wambles and Kathy C. Wambles, husband and wife by Warranty deed from Robert J. Rogers and Lauren Rogers, husband and wife of record in Instrument No. 20151124-0119041 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 24, 2015.

This is improved property known as: **2012 Hickory Brook Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20130628-0067075, and restrictions in 20080404-035557, and as amended in Instrument No. 20110427-0032201, Instrument No. 20140416-0031645, Instrument No. 20140416-0031646, Instrument No. 20140424-0034613, Instrument No. 20140424-0031614, Instrument No. 20140424-003615, Instrument No. 20140424-0034616, Instrument No. 20140424-0034617 & Instrument No. 20140424-0034618, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of November, 2016.

Michael R. Wambles

Kathy C. Wambles

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Michael R. Wambles and Kathy C. Wambles,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $239,900.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of November, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

FRUS: 169801