Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(3)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16109589

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $259,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2016.

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

Notary Public
My Commission Expires: 03/09/20

BILL GARRETT, Davidson County
Trans:T20160101589 DEEDWARR
Recvd: 11/17/16 09:08 2 pgs
Fees:13.00 Taxes:958.30
20161117-0121135

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Omari J. Whyte and Jessalynn G. Whyte 6112 Cane Springs Rd Antioch TN 37013-2796	new owner	Tax Parcel ID No. 174-11-0B-024.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jose L. Yanes and Soraya Estevez De Yanes, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Omari J. Whyte and Jessalynn G. Whyte, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Final Plat of The Grove at Cane Ridge Phase Two of record in Plat at Instrument No. 20130422-0039873, as corrected in Instrument No. 20130529-0053815 and Instrument No. 20130913-0096630, 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 Jose L. Yanes and Soraya Estevez De Yanes, husband and wife by Warranty deed from Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette of record in Instrument No. 20131009-0106234 Register's Office for Davidson County, Tennessee, dated October 03, 2013 and recorded on October 09, 2013.

The execution of this instrument is effected by the signature of Andres Yanes as Attorney-in-fact for Jose L Yanes, which Power of Attorney is recorded in Instrument No. 20161117-0121133, and also by the signature of Andres Yanes as Attorney-in-fact for Soraya Estevez De Yanes, which Power of Attorney is recorded in Instrument No. 20161117-0121134, both is said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.
Subject to all matters shown on the Plan of record as Instrument Number 20130422-0039873, as corrected by Surveyor's Certificate of Correction at 20130529-0053815 and Instrument No. 20130913-0096630, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Cane Ridge Farms with By-Laws of Cane Ridge Farms Homeowners Association, Inc. appended thereto, of record in Instrument Number 20000905-0087103, as amended in Instrument Number 20001204-0119093, Instrument Number 20010815-0088370, Instrument Number 20040319-0031603, Instrument Number 20041102-0131848, Instrument Number 20060112-0004819, Instrument Number 20100526-0040558, Instrument Number 20101228-012708, Instrument Number 20120604-0048269 and Instrument No. 20160601-0055259, Register's Office for Davidson County, Tennessee,

but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Assignment of Declarants Rights of record in Instrument Number 20120524-0045182, Register's Office for Davidson County, Tennessee.
Charter of Cain Ridge Farms Homeowner's Association, Inc. of record in Instrument Number 20010815-0088360, in the Register's Office for Davidson County, Tennessee.
Conveyance of common area to Cane Ridge Farms Homeowners Association, Inc., of record in Instrument Number 20010815-0088361 and Instrument Number 20110128-0007971, in the Register's Office for Davidson County, Tennessee.
Transmission line easement of record in Book 4428, Page 565, in the Register's Office for Davidson County, Tennessee.
Easement to United Telephone Co. of record in Instrument Number 20020123-009340 and Instrument Number 20060607-0067535, in the Register's Office for Davidson County, Tennessee.
Dedication of easements for water mains, access road, power lines and appurtenances of record in Book 5078, Page 476, in the Register's Office for Davidson County, Tennessee.
Stormwater detention agreement of record in Instrument Number 20050413-0041341, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6112 Cane Springs Rd Antioch TN 37013-2796

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of November, 2016.

Jose L Yanes by Andres Yanes as Attorney-in-fact
Jose L. Yanes by Andres Yanes
as Attorney-in-fact

Soraya Estevez De Yanes by Andres Yanes as Attorney-in-fact
Soraya Estevez De Yanes by Andres Yanes
as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andres Yanes,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Jose L Yanes,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of November, 2016.

Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andres Yanes,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Soraya Estevez De Yanes,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of November, 2016.

Notary Public My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018