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

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

**CRT File No. 161210182**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $185,000.00.

Elizabeth H. Willis
Affiant

Subscribed and sworn to before me, this 9th day of December, 2016.

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

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20160109752 DEEDWARR
Recvd: 12/14/16 10:06 2 pgs
Fees:13.00 Taxes:684.50

20161214-0130988

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Alberto Paredes | Alberto Paredes | Tax Parcel ID No. |
| 180 Suzanne Dr. | 180 Suzanne Dr. | 148-10-0-017.00 |
| Antioch, TN 37013 | Antioch, TN 37013 | |

**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, **Richard Eric Gaskin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alberto Paredes, unmarried**, ("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. 26 on the Plan of Murray Heights of record in Plat Book 2663, Page 37, 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 Richard Eric Gaskin by Quitclaim deed from Phyllis E. Gaskin of record in Book 11299, page 819, Register's Office for Davidson County, Tennessee, dated November 3, 1998 and recorded on January 15, 1999.

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 in Plat Book 2663, Page 37, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2706, Page 329, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictive Covenant of record in Instrument No. 20060906-0109984, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 229 Willard Drive Nashville TN 37211-5022

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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**, Grantor has executed this instrument on this 9th day of December, 2016.

Richard Eric Gaskin

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Eric Gaskin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of December, 2016.

Notary Public
My Commission Expires: 02/26/17

