Davidson County	DEEDWARR
Recvd: 01/31/17 16:01	3 pgs
Fees:18.00 Taxes:492.10	
20170131-0010467	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Amor Jimenez Vasquez		163 05 0B 144.00
(NAME) 5170 Hickory Hollow Parkway, Unit 164	(NAME) New Owner	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Three Thousand And No/100 Dollars ($133,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Happy Nest, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amor Jimenez Vasquez, an unmarried woman**, hereinafter called the Grantee, her heirs and 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. 142 on the Plan of "Exhibit A-1" to the Master Deed Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown of record in instrument no. 20031117-0167241), of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to William K. Kinch, an unmarried man by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company dated February 28, 2005 and recorded March 7, 2005 as Instrument No. 20050307-0024876, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William K. Kinch and Jennifer Kinch, Trustees of the Kinch Family 2015 Living Trust under Declaration of Trust dated April 9, 2015 by Quitclaim Deed from William K. Kinch dated April 9, 2015 and recorded May 8, 2015 as Instrument No. 20150508-0042419, in said Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Kristin Nicole Basseen, married by Warranty Deed from William K. Kinch and Jennifer Kinch, Trustees of the Kinch Family 2015 Living Trust under Declaration of Trust dated April 9, 2015, dated June 9, 2016 and recorded June 13, 2016 as Instrument No. 20160613-0059679, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Happy Nest, LLC by Quitclaim Deed from Kristin Nicole Basseen dated October 24, 2016 and recorded October 25, 2016 as Instrument No. 20161025-0112741, in said Register's Office for Davidson County, Tennessee.

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.

This is improved property, known as 5170 Hickory Hollow Parkway, Unit 164, Antioch, TN 37013

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, her heirs and assigns forever; and we do covenant with the said Grantee 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, her 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 my hand this 10th day of January, 2017.

Happy Nest, LLC

BY: Kristin Basseen member

Kristin Basseen, Member

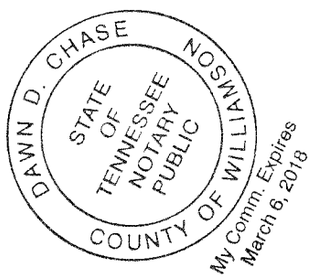
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kristin Basseen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is a Member of Happy Nest, LLC, the within named bargainor, a Limited Liability Company, and that she as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of January, 2017.

Notary Public

My Commission Expires: 3/6/18



File Number: FRN-167303SSO

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017