RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20170037237 DEEDWARR
Recvd: 05/03/17 10:11 3 pgs
Fees:18.00 Taxes:655.63
20170503-0043429

ADDRESS NEW OWNER: Tanya Yitzel Hernandez Sanchez and
Carlos De Leon
1616 London Gardens Ct.
Antioch, TN 37013

SEND TAX BILL TO: Movement Mortgage, LLC.
P.O. Box 890964
Charlotte, NC 28289-5964

MAP-PARCEL NOS. 151-10-A-196.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Teegan Renee Hunziker, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Tanya Yitzel Hernandez Sanchez and Carlos De Leon, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Phase 2, Villages of Long Hunter PUD, as shown by plat appearing of record in Instrument No. 20020515-0059732, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Teegan Renee Hunziker, an unmarried woman, from Carol Y. Hamer, unmarried, by Deed recorded on July 29, 2015, in Instrument No. 20150729-0074721, said Register's Office.

This is property with a common address of 1616 London Gardens Ct., Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20020515-0059732, Register's Office for Davidson County Tennessee.(3) Declarationof Covenants, Conditions, and Restrictions in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945, said Register's Office.(4) By-Laws in Instrument No. 20041022-0127537, said Register's Office.(5) Charter for Homeowners Association in Instrument No. 20010531-0056381, said Register's Office.(6) Ingress and Egress Easement for Cemetery of record in Book 1101, Page 457 and Book 1115, Page 302, said Register's Office.(7) Easements to Metropolitan Government for water mains in Book 8197, Page 288; Book 8358, Page 91; and Book 8358, Page 94, said Register's Office.(8) Utility Easement to Tennessee Telephone Company in Book 9661, Page 919, said Register's Office.(9) Transmission line easement to U.S.A., in Book 2338, Page 466, said Register's Office.(10) Declaration of Taking for 150' wide easement for use by TVA of record in Book 4446, Page 423, said Register's Office, and Judgment in Book 4535, Page 351, said Register's Office.(11) Easement for 6" force main sewer line in Instrument No. 20000906-0088272, said Register's Office.(12) Easement for constructing, maintaining, etc., the force main and related facilities of record in Instrument No. 20000906-0088271, said Register's Office.(13) Sewer and/or storm drainage easement in Instrument No. 20001030-0107 415, said Register's Office.(14) Storm water detention agreement in Instrument No. 20020718-0086411, said Register's Office.(15) Boundary plat for Village of Long Hunter and all matters appearing in Instrument NO. 20000207-0012630, said Register's Office.(16) Charter of Villages of Long Hunter of record in Instrument No. 20010531-0056381, said Register's Office.(17) Quitclaim Deed to Homeowners Association of record in Instrument No. 20010531-0056383, said Register's Office.(18) Easements to TVA in Book 4446, Page 423 and Book 4535, Page 351, said Register's Office.(19) Conveyance to U.S.A., in Book 4165, Page 54, said Register's Office.(20) Transmission Line Easement in Book 4428, Page 575, said Register's Office.(21) Conveyance to Metropolitan Government in Book 4568, Page 648, said Register's Office.(22) Subject to rights of parties entitled thereto to keep therein the bodies and remains of deceased persons intererred thereon. Further, subject to the rights of said parties for ingress and egress to said cemetery.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of April 2017.

/s/ Teegan Renee Hunziker by Emily Moore, Attorney in Fact
Teegan Renee Hunziker

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Emily Moore, Attorney in Fact for **Teegan Renee Hunziker, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained by executing same for Teegan Renee Hunziker as authorized pursuant to the power of attorney in Instrument No. 20170503004 3428 said Register's Office..

Witness my hand and official seal at office this 28th day of April 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is ~~$175,000.00~~ $177,196.00

Affiant

Subscribed and sworn before me this 28th day of April 2017.

Notary Public
My Commission Expires: 3/8/21

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. 1704K128

Power of Attorney
Affidavit

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Emily Moore** (herein "Principal") who is known to me personally or who proved to me on the basis of satisfactory evidence and who after having been first duly sworn, does now depose and state as follows:

1. That I am the duly appointed Attorney-In-Fact of Teegan Renee Hunziker by virtue of a Power of Attorney appearing of record in the Register of Deeds Office for **Davidson County**, Tennessee, or is being recorded simultaneously with the deed, deed of trust, or other document dated **April 28th, 2017,** encompassing property known as **1616 London Gardens Ct., Antioch, TN 37013,** Register's Office for **Davidson** County, Tennessee; and

2. That Principal has not revoked said Power of Attorney as of the date hereof; and

3. That the said Principal is not deceased [or incapacitated if the Power of Attorney is not a Durable one] as of the date hereof.

FURTHER AFFIANT SAYETH NOT.

Emily Moore

SWORN to and subscribed before me, this the **28th** day of **April, 2017.**

NOTARY PUBLIC

My commission expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Attorney-aff
File #1704K128

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