WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/17 08:25 2 pgs
Fees:13.00 Taxes:148.00
20170518-0049159

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 12th day of May, 2017

Notary Public
My Commission expires: 11-5-2018

(Affix Seal)

CARL E. DUNPHY II NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Urbano M. Herrera	SAME	163-02-0-B-077.00CO
112 Cumberland Avenue		
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Zenaida Noemi Torres Lainez**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Urbano M. Herrera**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 on the final Plat of Phase Two, Berkley Hall, Phase Five - Section One of Hickory Highlands P.U.D., of record in Instrument Number 20070621-0074238, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fredy Torres and Nelson Torres, by deed from Berkley Hall, LLC, on March 18, 2015, of record in Instrument Number 20150320-0024100, Register's Office for Davidson County, Tennessee. And further conveyed to Zenaida Noemi Torres Lainez by Quitclaim Deed from Fredy Torres and Nelson Torres on January 13, 2017 of record in Instrument Number 20170120-0006551, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $183.48 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 163-02-0-B-077.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20070621-0074238, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20061031-0135165, 20070509-0055919; and 20140520-0043176, Register's Office for Davidson County, Tennessee.
- Conveyanace of Common Area of record in Instrument Number 20090623-0058289, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040303-0023979, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20061117-0143185, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **256 Took Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 12th day of May, 2017

Zenaida Noemi Torres-Lainez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Zenaida Noemi Torres Lainez** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 12th day of May, 2017

My commission expires 12/12/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.