BILL GARRETT, Davidson County
Trans:T20170042994 DEEDWARR
Recvd: 05/19/17 15:28 2 pgs
Fees:13.00 Taxes:947.20
20170519-0050180

WARRANTY DEED

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $256,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11-20-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3359B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brianna Younke	BancorpSouthBank	086-12-0A-019.00-CO
145 Tulip Grove Pt	P.O.Box 3356	
Hermitage, TN 37076	Tupelo, MS 38803	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ADOLFO CISNERO AND JILLIAN CISNERO, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIANNA YOUNKE AND SEAN THOMAS FLYNN, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), THEIR 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 Lot No. 19 on the Plan of Final Plat Revision of Section One, Tulip Grove Pointe "Cluster Lot Subdivision" of record in Plat at Instrument No. 20060905-0109478, 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 Adolfo Cisnero and Jillian V. Cisnero, husband and wife by Warranty deed from Southeastern Development Enterprise, LLC of record in Instrument No. 20130815-0085735 Register's Office for Davidson County, Tennessee, dated August 12, 2013 and recorded on August 15, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 20060905-0109478, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060627-0076734 and amended in Instrument Number 20110831-0067559, Instrument No. 20140213-0012929 and Instrument No. 20150928-0098458, Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20031106-0162953, in the Register's Office for Davidson County, Tennessee.

Landscape easement of record in Instrument Number 20070420-0047318, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 145 Tulip Grove Pt, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

Witness my hand on the 15th day of May, 2017.

Adolfo Cisnero

Jillian Cisnero

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, ADOLFO CISNERO AND JILLIAN CISNERO, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of May, 2017.

Notary Public

My Commission Expires: 10/2/17

File #: 17-3359B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

