BILL GARRETT, Davidson County
Trans:T20170048883 DEEDWARR
Recvd: 06/08/17 11:07 2 pgs
Fees:13.00 Taxes:525.40
20170608-0057520

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203 RETURN TO:	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $142,000.00 Affiant Subscribed and sworn to before me, this 7th day of June, 2017. Notary Public My commission expires: 1-6-20
(Notary Stamp)	

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rhonda D. Shoemake	**New Owner**	**Map/Parcel: 175-06-0-A-047.00CO**
1152 Shallowbrook Trail S		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Alcides Zamudio and Martha Zamudio, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rhonda D. Shoemake, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **WILLIAMSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 47, on the plan of Section One, The Preserve at Old Hickory, "Cluster Lot Subivision," according to plat and survey appearing of record in Instrument No. 20060824-0104545, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Alcides Zamudio and Martha Zamudio, husband and wife, by Warranty Deed, from Ole South Properties, Inc., dated January 31, 2014, of record in Instrument No. 20140211-0012042, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20060824-0104545, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20060824-0104548, amended in Instrument No. 20061208-0152023, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20060824-0104548, Register's Office for DAVIDSON County, Tennessee.
Easement to TDS Telecom of record in Instrument No. 20061013-0127208, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20041103-0132562, Register's Office for DAVIDSON County, Tennessee.
Transmission Line Easement of record in Book 2346, Page 378 and Book 4425, Page 582, Register's Office for DAVIDSON County, Tennessee.
Easement to First Suburban Water District of record in Book 4453, Page 154, Register's Office for DAVIDSON County, Tennessee.

Declaration of Taking to TVA of record in Book 11335, Page 609 and Instrument No. 20021017-0127752, Register's Office for DAVIDSON County, Tennessee.
Easement to Colonial Pipeline Co. of record in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13 and Book 3571, Page 599, Register's Office for DAVIDSON County, Tennessee.
Easement to Tennessee Telephone Co. of record in Instrument No. 20061013-0127087, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1152 Shallowbrook Trail S, 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 GRANTEES 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 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.

Witness my/our hand(s) this 7th day of June, 2017.

Alcides Zamudio
By: Russell J. McCann, Attorney-in-Fact

Martha Zamudio
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Alcides Zamundio and wife, Martha Zamudio for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Alcides Zamundio and wife, Martha Zamudio, and is authorized by Alcides Zamundio and wife, Martha Zamudio to execute this instrument on his/her behalf.

Witness my hand, at office, this 7th day of June, 2017.

Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

File #: **170321JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027