Davidson County	DEEDWARR
Recvd: 06/09/17 14:42	3 pgs
Fees:18.00 Taxes:939.80	
20170609-0058214	

WARRANTY DEED

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,000.00

Kelsie Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/20/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gerson D Amaya Herrera	First Community Mortgage	135140A23000
(NAME)	(NAME)	
1524 Mt Mitchell Court	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Joyce L. Turner, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gerson D Amaya Herrera and Miljian Y Martinez Flores**, hereinafter called the GRANTEE (S), 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. 230 on the Plan of Final Plat, Pinnacle Point Subdivision, Phase Five, R15 RES. P.U.D., of record in Plat Book 8250, Page 842 and Amendment of record in Book 11114, Page 958, 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 Joyce L. Turner by Warranty Deed from Thong Thai and wife, Hao Thi Vuong Ho, dated 06/29/2004, recorded 07/07/2004 of record in Instrument No. 20040707-0080712, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 8250, Page 842 and Amendment of record in Book 11114, Page 958; Covenants, conditions, easements and restrictions of record in Book 6405, Page 169, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions of record in Book 7032, Page 730, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Covenants, conditions, easements and restrictions of record in Book 7032, Page 733, Certificate of Correction of Acknowledgement and Oath of record in Book 7065, Page 959, Amendment to Declaration of record in Book 7067, Page 739, in the

Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Stormwater Detention Agreement of record in Book 10752, Page 463; Charter contained in Articles of Incorporation of Pinnacle Point Homeowners Association of record in Book 7058, Page 234; and Deed of Conveyance of record in Book 7097, Page 158, Book 11201, Page 733 and Book 11201, Page 757, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1524 Mt Mitchell Court, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 8th day of June, 2017.

Joyce L. Turner

State of Tennessee
County of Wilson

Personally appeared before me Joyce L. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of June, 2017.

Notary Public _____
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sondra Reece, a notary public for this county and state, Kelsie Holloway. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sondra Reece
Notary's Signature

My Commission Expires: 3/3/2020
Notary' Seal (if on paper)

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY