BILL GARRETT, Davidson County
Trans:T20170053891 DEEDWARR
Recvd: 06/23/17 10:28 2 pgs
Fees:13.00 Taxes:444.00
20170623-0063301

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Doris Pedraza-Gonzalez	Bank of Tennessee	128-11-0-049.00
7772 Sawyer Brown Road	P.O. Box 4980	
Nashville, TN 37221	Johnson City, TN 37602	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Dean, Trustee of The 7772 Sawyer Brown Rd Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Doris Pedraza-Gonzalez,** 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:

Land in Davidson County, Tennessee, being Lot 9B, Zone Lot Division of Clunan Heights, Section 2, as of record in Book 6250, Page 362, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof. [Now referred to as Bella Cove by Declaration of Covenants of record as Instrument No. 20050502-0048347, Register's Office for Davidson County, Tennessee.]

Being the same property conveyed to Trey Cain, Trustee of The 7772 Sawyer Brown Trust, from Eileen O'Brien and Kathleen M. McKeon, by Warranty Deed and recorded on April 21, 2017 of record Instrument Number 20170421-0039359, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **7772 Sawyer Brown Road, Nashville, TN 37221.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 6250, Page 362; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants of record in Book 6537, Page 70 as amended in Book 6541, Page 984, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Bella Cove of record in Instrument No. 20050502-0048347, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Easement for Ingress and Egress of record in Book

6377, Page 482; (5) Easement for Joint Roadway Agreement of record in Book 6512, Page 347 and Book 6514, Page 58; All of record in the Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 19th day of June, 2017.

The 772 Sawyer Brown Rd Trust

By: _____

Its: Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Amanda Dean, Trustee of The 772 Sawyer Brown Road Trust,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Trust** as such **Trustee.**

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of June, 2017.

_____
Notary Public

EMMALYN G HENDRICKS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

My Commission expires: 5-5-19

FILE NO: 2017065302