(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170054456 DEEDWARR
Recvd: 06/26/17 12:23 2 pgs
Fees:13.00 Taxes:969.40
20170626-0063998

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 2, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Elizabeth L. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric J. Carvajal Mora	NewOwner	075110A03500CO
(NAME)	(NAME)	
1213 Andrew Donelson Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Tonya R. King and husband, Harold D. King**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Eric J. Carvajal Mora, an unmarried man and Vannesa Orozco, an unmarried woman, tenants in common**, 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 Lot No. 59, on the plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, 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 Tonya R. King and husband, Harold D. King by Warranty Deed from Frank Batson Homes, Inc., dated December 15, 1999 and recorded December 21, 1999 of record in Instrument Number 199912210305796, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 9700, Page 525; (2) Covenants, conditions, easements and restrictions recorded, as Book 10337, Page 102 and Book 11029, Page 414; (3) Easement recorded on May 27, 1999 in Book 11497, Page 601; (4) Quitclaim Deed to Heritage Meadows Homeowner's Association, Inc., recorded in Instrument Number 20090115-0003848; (5) Quitclaim Deed to Heritage Meadows Homeowner's Association, Inc., recorded in Instrument Number 20090915-0086157; (6) Articles of Incorporation of Heritage Meadows Property Owner's Association, Inc., recorded in Book 11114, Page 771, 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 1213 Andrew Donelson Drive, Hermitage, TN 37076
(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 our hands this 15 day of June, 2017.

Harold Dewayne King

Tonya King

State of TN
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Dewayne King, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2017.

Notary Public
My Commission Expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TN
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tonya King, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2017.

Notary Public
My Commission Expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN T
S ewar Ti le o any Tennessee Division
NW Broad S S i e
M r rees oro TN

File No.: 01288-37265
SMG TN Warranty Deed