WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066267 DEEDWARR
Recvd: 08/02/17 09:49 2 pgs
Fees:13.00 Taxes:699.30
20170802-0078433

R-VRES-17-709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant Devan B. Hale

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2017.

Notary Public Mary Frances Reedy

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

MARY FRANCES REEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Devan B. Hale	**Pinnacle Bank**	
(NAME)	(NAME)	**108150A00800CO**
709 Woodcraft Drive	**PO Box 331678**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Murfreesboro, TN 37133**	
(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 consideration, the receipt of which is hereby acknowledged, **ABEL JACOB GONZALEZ AND STACY GONZALEZ, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEVAN B. HALE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 8, on the plan of Percy Priest Woods Subdivision (Revision of Cheswicke Park P.U.D.) as shown by plat of record in Plat Book 9700, Page 384, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Abel Jacob Gonzalez and Stacy A. Davidheiser, husband and wife, by Cash Deed for Tennessee from Secretary of Housing and Urban Development, dated January 28, 2015 and recorded January 30, 2015 in Instrument No. 20150130-0008857, in the Register's Office of Davidson County, Tennessee.

The said Stacy A. Davidheiser having since married and now being known as Stacy Gonzalez.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 9700, Page 384, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865; Book 6020, Page 270; Book 6097, Page 11; Book 6132, Page 221; ;Book 6353, Page 307; Book 6560, Page 667, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 6147, 893; Book 6174, Page 885; Book 6071, Page 491; Book 6071, page 482; Book 10099, Page 611; Book 10101, Page 613, and Book 11201, Page 729, aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **709 Woodcraft Drive, Nashville, Tennessee 37214**.

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; 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), 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 the 28th DAY OF JULY, 2017.

Abel Jacob Gonzalez

Stacy Gonzalez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ABEL JACOB GONZALEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STACY GONZALEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212