WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170076219 DEEDWARR
Recvd: 08/31/17 10:09 2 pgs
Fees: 13.00 Taxes: 336.70
20170831-0089545

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Happy Homes, LLC	Happy Homes, LLC	162160a06100co
(NAME)	(NAME)	
141 McNiel Drive	141 McNiel Drive	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	Murfreesboro, TN 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Charles D. Garcia, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAPPY HOMES, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real Property in Davidson County, Tennessee, being Unit 16, Building 13, on the Plan of Addition to Section One, Phase One, Hickory Hollow Condominiums fka Mill Creek Club Condominium Townhouses, of record in Plat Book 5050, Page 103, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof, together with the appurtenant interest in the common elements of Hickory Hollow Condominiums fka Mill Creek Club Townhouses, Phase One, Section One, a Horizontal Property Regime established by Master Deed and By-Laws of record in Book 4887, Page 961, amended in Book 5101, Page 809 and all other amendments thereto.

Being the same property conveyed to Charles D. Garcia by Warranty Deed dated April 2, 2014 from William Wade Sugg, III, which deed is of record as Instrument No. 20140416-0031791, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, AND ALL MATTERS SET FORTH ON THE PLAN OF ADDITION TO SECTION ONE, PHASE ONE, HICKORY HOLLOW CONDOMINIUMS FKA MILL CREEK CLUB CONDOMINIUM TOWNHOUSES, OF RECORD IN PLAT BOOK 5050, PAGE 103, REGISTER' S OFFICE FOR

DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO TERMS, CONDITIONS AND OBLIGATIONS SET OUT IN MASTER DEED AND BY-LAWS FOR SAID CONDOMINIUMS OF RECORD IN BOOK 5101, PGE 809 AND ALL AMENDMENTS THERETO.

THE HEREIN CONVEYED PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR ABOVE.

unimproved ☐

This is improved ☑ property, known as 16 Sycamore Court, Condominium 16, 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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 28th day of August, 2017.

Charles D. Garcia

STATE OF NEW YORK

COUNTY OF New York

On this 28th day of August, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles D. Garcia**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
05/13/2021

Notary Public,

HYACINTH ROSE MCFARLANE
Notary Public – State of New York
NO. 01MC6281893
Qualified in New York County
My Commission Expires May 13, 2021

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115