Bill Garrett Davidson County
Batch# 9322 DEEDWARR
10/06/2017 01:02:30 PM 2 pgs
Fees: $13.00 Taxes: $688.20
20171006-0102926

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/6/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO.
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tasheia Neveal Hayes	Highlands Residential Mortgage, LTD.	108 16 0 255.00
(NAME) 414 Woodsman Court	(NAME) 12001 N. Central Expressway, Suite #750	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Six Thousand And No/100 Dollars ($186,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Harriett Evelyn Gomez and Andrew Gomez, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tasheia Neveal Hayes, an unmarried woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 95A on the Plan of Zone Lot Drwg., Lots 89-90-91-94-95-96 and 97, Percy Priest Woods, Section IV, as of record in Plat Book 6250, Page 717, also shown as part of Lot 95 on the Final Plat, Section Four, Percy Priest Woods Subdivision, of record in Book 6250, Page 357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael H. Leach and wife, Amber L. Leach by Warranty Deed from Brenda G. Durham, unmarried dated November 3, 2005 and recorded November 8, 2005 as Instrument No. 200511080135292, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Harriett Evelyn Gomez and Andrew Gomez, wife and husband by Warranty Deed from Michael H. Leach and wife, Amber L. Leach dated December 28, 2015 and recorded December 29, 2015 as Instrument No. 201512290130298, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 414 Woodsman Court, Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 Grantees, 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.

File Number: FRN-175352FC

Witness our hands this the 4th day of October, 2017

Harriett Evelyn Gomez

Andrew Gomez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Harriett Evelyn Gomez and Andrew Gomez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of October, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19

Notary' Seal (If on paper)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

File Number: FRN-175352FC