THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171114213** Bill Garrett Davidson County Batch# 55467 DEEDWARR 02/05/2018 02:50:41 PM 2 pgs Fees: $13.00 Taxes: $394.05 20180205-0011647	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $106,500.00. Affiant Subscribed and sworn to before me, this5th day of January, 2018. Notary Public My Commission Expires WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-10-2018

WARRANTY DEED

Address New Owner: Philip Steen and Nicole Steen 5515 Country Drive 56 Nashville TN 37211-6464	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162050C05600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack Sanchez, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Steen and Nicole Steen, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 56 in a Horizontal Property Regime of Hickory Valley Condominiums, Phase I, of record in Plat Book 4460, Page 27, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Jack Sanchez, an unmarried person by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, recorded on the 14th day of March, 2006 in Instrument No. 20060314-0029083, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY VALLEY, as recorded in Plat Book 4460, Page(s) 27.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HICKORY VALLEY Condominium of record in Book 4521, Page 574 , as amended by instrument(s) of record in Book 5001, Page 394, Book 8466, Page 263 and Book 10597, Page 675, re-recorded in Book 10645, Page 743; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Hickory Valley Condominiums, Phase I, Association recorded in Book 9512, Page 312.

This is improved property located at 5515 Country Drive 56 Nashville TN 37211-6464

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 2018.

Jack Sanchez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack Sanchez, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2018

Notary Public

My Commission Expires: _____

