Bill Garrett Davidson County
Batch# 84370 DEEDWARR
04/24/2018 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20180424-0038677

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2018.

Notary Public

My commission expires: NOV 0 8 2021

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Byron Conerty** | **NEW OWNER** | **136150A03200CO** |
| **3405 Old Anderson Road Unit No. 305** | | |
| **Antioch, TN 37013** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Marlon F. Paredes, joined herein pro forma by his spouse, Miranda S. Paredes, and Yoland C. Paredes, a married woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Byron Conerty, an unmarried man**

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:

Land in Davidson County, Tennessee, being Lot No. 32, Unit 305, Watercrest Townhomes Planned Unit Development, as shown on plat of record in Plat Book 8250, page 888, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marlon F. Paredes, joined herein pro forma by his spouse, Miranda S. Paredes, and Yolanda C. Paredes, a married woman, by Warranty Deed from Gregory B. Harrell, married, dated February 26, 2016, of record in Instrument No. 20160303-0020213, Register's Office for Davidson County, Tennessee. Subject property was never primary residence for Yolanda Paredes and/or spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Plat Book 8250, page 888, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Boook 10788, page 553, Book 10821, page 131, Book 10822, page 70, Book 11158, page 931, said Register's Office.

HOA Charter of record in Book 10788, page 546, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 3405 Old Anderson Road Unit No. 305, Antioch, TN 37013.

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, have a good right to convey it and the same in 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.

_____ Date: 4/23/18
Marlon F. Paredes

_____ Date: 4/23/18
Miranda S. Paredes

_____ Date: 4/23/18
Yolanda C. Paredes

STATE OF NJ

COUNTY OF Union

Personally appeared before me, a Notary Public of said County and State, Marlon F. Paredes and Miranda S. Paredes, and Yolanda C. Paredes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2018.

_____
NOTARY PUBLIC Kathleen Quinn

My Commission Expires: 6/11/2020

KATHLEEN QUINN
Notary Public - State of New Jersey
Commission # 2397329
My Comm. Expires June 11, 2020

# True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER