(3)

WARRANTY DEED

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Victor M. Ayala de la Cruz	New Owner	052-08-0A-300.00
(NAME)	(NAME)	
500 Grand Lagoon		
(ADDRESS)	(ADDRESS)	
Madison, TN 37116		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180766

For and 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 acknowledged, I/we, Christopher Austin and Destiny Austin , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Victor M. Ayala de la Cruz, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 92 on the plan of Phase Two, Section Five, Heron Walk, a Planned Unit Development of record in Plat book 9700, page 923, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Christopher Austin and Destiny Austin, husband and wife, by Warranty Deed from Jefferson M. Furtado and wife, Linda L. Furtado dated April 7, 2015 and filed of record in Instrument 20150409-0031161, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions of record in Book 10095, page 464, and the By-Laws of record in Book 10170, page 124, Register's Office for Davidson County, Tennessee; to Rules and Regulations of record in Instrument No. 20150423-0036546 and amended in Instrument 20150423-0036552, Register's Office for said County; Rights of others in and to common areas and/or elements, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 500 Grand Lagoon, Madison, TN 37116
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Bill Garrett Davidson County
Batch# 87740 **DEEDWARR**
05/03/2018 09:52:32 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180503-0042185

Witness my hand this 25th day of April, 2018

Christopher Austin

Destiny Austin

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Christopher Austin and Destiny Austin, the within named 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, at office, this 25th of April, 2018.

Notary Public
My Commission Expires: 7-24-2019

