Bill Garrett Davidson County
Batch# 90985 DEEDWARR
05/11/2018 08:44:30 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20180511-0045166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 4-11-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josue Feliciano Garcia	Movement Mtg	098-05-OA-103.00
(NAME)	(NAME)	
5669 Chestnutwood Trail	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael Jeremy Potter, a single man and Cassandra Rochelle Peter, a single woman as tenants in common**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Josue Feliciano Garcia, an unmarried man**, hereinafter called the GRANTEE(S), 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 all of Lot 86 on the Plan of Section Four, Hampton Hall, RS15 Residential P.U.D., of record in Plat Book 11700, Page 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael Jeremy Potter, a single man and Cassandra Rochelle Peter, a single woman, tenants in common by Warranty Deed from Nathan Nelson and wife, Mary Carla Nelson, dated 04/29/2016, recorded 05/03/2016 of record in Instrument No. 20160503-0043133, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 11700, Page 2, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10278, Page 257, First Amendment of record in Book 10444, Page 460, Second Amendment of record in Book 10640, Page 947, First Supplementary Declaration of record in Book 10301, Page 184, Fourth Supplementary Declaration of record in Book 11573, Page 512, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 10584, Page 114, in the Register's Office for Davidson County, Tennessee. Charter of Villages of Hampton Hall Homeowners Association Inc., of record in Book 10290, Page 261, in the Register's Office for Davidson County, Tennessee. Quit Claim Deed of record in Book 10420, Page 359, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Book 9700, Page 216, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5669 Chestnutwood Trail, Hermitage, TN 37076
(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(S), assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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 our hands this 10th day of May, 2018.

Michael Jeremy Potter

Cassandra Rochelle Peter

State of Tennessee
County of Wilson

Personally appeared before me Michael Jeremy Potter and Cassandra Rochelle Peter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of May, 2018.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Yvette Meldrum, 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 Williamson
Personally appeared before me, Angela R. Windham, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020