Bill Garrett Davidson County
Batch# 95460 DEEDWARR
05/22/2018 11:38:22 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180522-0048974

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2018.

Notary Public

My commission expires: 6-5-2020

EMILY MARGARET CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kerry W. Vazquez **James F. Vazquez**	New owner	**163040A52600CO**
3001 Hamilton Church Road Unit 526	132 Breakwater Bay	
Antioch, TN 37013	Hermitage, TN 37076	

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,

Max A. Fleischer, unmarried

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

James F. Vazquez and Kerry W. Vazquez, husband and wife

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 Unit No. 526, Hamilton Crossings Townhomes, a Planned Unit Development, as described according to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20040212-0016945, as amended in Instrument No. 20040226-0022076, Instrument No. 20050310-0026734, Instrument No. 20050701-007531, Instrument No. 20060206-0014793, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Max A. Fleischer, unmarried, by Warranty Deed from Timothy R. Dunn, unmarried, dated March 31, 2008, of record in Instrument No. 20080404-0034205, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 3001 Hamilton Church Road Unit 526, 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.

Max A Fleischer Date: 5/21/18
Max A. Fleischer

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Max A. Fleischer, 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 21st day of May 2018.

COUNTY OF DAVIDSON MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 9/7/21