125-18

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516272** Bill Garrett Davidson County Batch# 118631 DEEDWARR 07/19/2018 03:13:30 PM 3 pgs Fees: $18.00 Taxes: $1,128.50 20180719-0070606	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Michael LeCompte Affiant Subscribed and sworn to before me, this 19th day of July, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pamela K. Macias and David Gustavo Macias 644 Williamsport Court Nashville TN 37221	SWHC PO Box 11733 Newark, NJ 07101-4733	Tax Parcel ID No. 128-03-0B-012.00 CO

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, **Nina F. LeCompte and Michael T. LeCompte, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Pamela K. Macias and David Gustavo Macias, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, as shown on the map entitled Williamsport Subdivision, Section One, of record in Plat Book 7900, page s 628 and 629 , Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to NINA FAGHRI AND MICHAEL T. LECOMPTE, WIFE AND HUSBAND, by deed from GARY SHAW AND WIFE, CARY SHAW, of record as Instrument No. 20120703-0058248, dated June 29, 2012, said Register's Office.

Nina Faghri now being known as Nina F. LeCompte.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 128-03-0B-012.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 7900, pages 628 and 629, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9144, page 703, said Register's Office.

Right-of-Way Deeds of record in Book 2105, page 448, and in Book 2106, page 233, said Register's Office.

Sanitary Sewer Easement granted to Harpeth Valley Utilities District of record in Book 5222, page 769, and in Book 5258, page 267, said Register's Office.

Water Line Easement to Harpeth Valley Utilities District (Section 1) of record in Book 8626, page 836, said Register's Office.

This is improved property located at 644 Williamsport Court Nashville TN 37221

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 19th day of July, 2018.

Nina F. LeCompte

Michael T. LeCompte

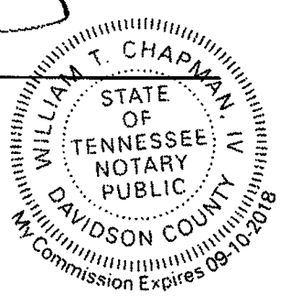
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nina F. LeCompte and Michael T. LeCompte, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2018.

Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name
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.

Ernest D. Bennett, III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name
state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name
document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

