STATE OF Tennessee
COUNTY OF Davidson

Bill Garrett Davidson County
Batch# 134849 DEEDWARR
08/29/2018 10:00:12 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180829-0085591

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Elaine C. Williamee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of ~~August~~, 2018.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3059

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aurora Hernandez (NAME)	New Owner (NAME)	148-12-157
4603 Fanning Dr (STREET ADDRESS)	" (STREET ADDRESS)	
Antioch TN 37013 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Matthew D. Sampson, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aurora Hernandez, 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. 181 on the Plan of Hazelwood, Section 8 of record in Plat Book 3842, Page 205, in the Register's Office for Davidson County, Tennessee, to which Plan is reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew D. Sampson by Deed dated July 15, 2016 from Cheryl R. Dellamedaglia, a single woman, recorded July 19, 2016, by Instrument Number 20160719-0073864, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 4237, page 761, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3842 page 205, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 811 Aeolia Drive, 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 27th day of August, 2018.

Matthew D. Sampson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2018, before me personally appeared Matthew D. Sampson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 27th day of August, 2018.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066