Karen Y Johnson Davidson County
Batch# 147974 DEEDWARR
10/02/2018 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $665.63
20181002-0097704

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $179,900.00

Affiant

Subscribed and sworn to before me, this 28 day of SEPTEMBER, 2018

Notary Public

My commission expires: 2-26-22

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Sandra Ahidee Vazquez	New Owner	**034010F07300CO**
290 Cobblestone Place Drive		
Goodlettsville, TN 37072		

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,

Peter P. Panella Jr., unmarried

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

Sandra Ahidee Vazquez, single woman

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 A certain townhome located in Davidson County, Tennessee, being Unit No. 73 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now ore hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Peter P. Panella Jr., by Warranty Deed from Mid-Tn Capital, LLC, dated February 24, 2017, of record in Instrument No. 20170228-0019632, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Mid-TN Capital, LLC, a Tennessee limited liability company,
from Orange Cobblestone Holdings, LLC, a Tennessee limited liability, by Special Warranty Deed dated May 1,
2015 of record in Instrument No. 20150511-0042855, and corrected in Instrument No. 20160505-0044277,
Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 421, page 44, Book 2330, page 10, Book 2443, page 558, Book 4362, page 966-981, Book 4468, page 452-469, Book 7030, page 404, Book 8590, page 304-308, Instrument No. 20020215-0019975, Instrument No. 20040819-0100484, Instrument No. 20060628-0077506, Instrument No. 20080612-0060827, Instrument No. 20090114-0003605, Instrument No. 20100311-0018694, Instrument No. 20140114-003779, said Register's Office.

HOA Charter of record in Instrument No. 20160401-0031280, said Register's Office.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20150825-0085830, said Register's Office.

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 290 Cobblestone Place Drive, Goodlettsville, TN 37072.

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.

_____ Date: 9/28/18
Peter P. Panella Jr.

_____ Date: _____

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Peter P. Panella Jr., 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 28 day of September, 2018.

_____
NOTARY PUBLIC

My Commission Expires: 2-26-22

STEVEN L. CLARK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

