**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2447

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of December, 2018

Notary Public

Commission Expires: 9/6/22

COUNTY OF DAVIDSON * SUSAN L HEINRICH * STATE OF TENNESSEE NOTARY PUBLIC

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Gina D. Carpenter Salazar and Hugo Salazar, Sr<br><br>13 Fawn Creek Pass<br>Nashville, TN 37214 | Highlands Residential Mortgage, Ltd, ISAOA/ATIMA<br>12001 North Central Expressway<br>Ste 750<br>Dallas, TX 75243 | 122-01-0A-272.00-CO |

Karen Y Johnson Davidson County
Batch# 173614 DEEDWARR
12/13/2018 10:43:54 AM 2 pgs
Fees: $13.00 Taxes: $788.10
20181213-0121328

# WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

**DeAndrea A. Neal, a married woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Gina D. Carpenter Salazar and Hugo Salazar Sr, wife and husband**

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. 47 on the Plan of Woodland Point, Phase Three, a Private Elements Horizontal Property Regime (being the Townhome Area Woodland Point), located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase Three, of record in Boundary Plat in Instrument No. 20000713-0069314 and Plat of record in Instrument No. 20001011-0101044, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DeAndrea A. Neal, a single person by Warranty Deed from William D. Peyton, II, a single person of record in Instrument No. 20041006-0120820, Register's Office for Davidson County, Tennessee, dated September 30, 2004 and recorded on October 06, 2004. DeAndrea A. Neal having since married. Subject property having never been the primary residence of the spouse of DeAndrea A. Neal.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 13 Fawn Creek Pass, Nashville, TN 37214

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of December, 2018.

DeAndrea A. Neal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DeAndrea A. Neal** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of December, 2018.

Notary Public
My Commission Expires: 9/6/22

(Notary Seal)