Karen Johnson Davidson County
Batch# 190037 DEEDWARR
01/30/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $586.64
20190130-0009166

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day January 2019.

Notary Public

MY COMMISSION EXPIRES: 12.03.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fernando Altamirano Salazar	First Community Mortgage, Inc.	164-06-0-B-084.00CO
(NAME)	(NAME)	
528 Bradburn Village Circle	215 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Shatika Hooper, an unmarried woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Fernando Altamirano Salazar, unmarried man, hereinafter called the GRANTEE(S), his/her/their 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. 127, as shown on the plan of The Townhomes of Bradburn Village, a Horizontal Property Regime, filed as Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, as amended in Instrument No. 20070717-0084884, as amended and restated in Instrument No. 20070817-0098536 and as amended in Instrument No. 20180713-0068064, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Shatika Hooper, an unmarried woman by Warranty Deed dated 03/14/2014 from Matthew R. Eleam and wife, Sara Everett nka Eleam of record in Instrument 201403180022103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown Declaration of Covenants, Conditions and Restrictions of record in Instrument 20060816-0101099, as amended of record in Instrument 20070717-0084884, Instrument 20070817-0098536, Instrument No. 20180713-006806, Assignment of Developer's Rights of record in Instrument 20170802-0078538, Right of Way Easements of record in Book 3644, Page 317, Book 3670, Page 396, Book 4579, Page 913, Easement of record in Book 5799, Page 662, Grant of Transmission Line Easement of record in Instrument 20020909-0109148, Stormwater Detention Agreement of record in Instrument 20060608-0068199, Agreement Regarding Grant of Easement of record in Instrument 20070622-0074712, Grant of Easement of record in Instrument 20170206-0012425, Quitclaim Deed to the Homeowner's Association of record in Instrument 20060823-0103545, Charter of the Homeowners Association of record in Instrument 20060823-0103546, as corrected in Instrument

20171101-0111800, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 528 Bradburn Village Circle, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 29th day January 2019.

Shatika Hooper

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shatika Hooper, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day January 2019.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

