WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY 2019.

Notary Public

MY COMMISSION EXPIRES: 3/31/20
(AFFIX SEAL)

TERESA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 3/31/2020

Karen Johnson Davidson County
Batch# 256013 DEEDWARR
07/12/2019 09:35:39 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20190712-0068042

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Refugio Madariaga Gaspar and Rosalba Garcia Madariaga, husband and wife	Refugio Madariaga Gaspar and Rosalba Garcia Madariaga	Map: 098 05-0-A 095.00CO
(NAME) 5656 Chestnutwood Trail	(NAME) 5656 Chestnutwood Trail	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($259,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MEAGAN HALLMARK AND MATTHEW HALLMARK, HUSBAND AND WIFE,

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

REFUGIO MADARIAGA GASPAR AND ROSALBA GARCIA MADARIAGA, HUSBAND AND WIFE,

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. 62 on the Plan of Section Four, Hampton Hall of record in Plat Book 11700, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Meagan Hallmark and Matthew Hallmark, husband and wife, by deed from Joseph W. Davis, III and Bobbie Davis, husband and wife, of record in Instrument No. 20080616-0062052, dated June 5, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 2, said Register's Office.

Storm Water Detention Agreement of record in Record Book 10584, Page 114, said Register's Office.

Deed of Common Areas to HOA of record in Record Book 10420, page 359, Book 11577, page 620 and Instrument No. 200007280074532, said Reigster's Office.

Charter for Homeowner's Association of record in Record Book 10290, Page 261, said Register's Office.

PUD Boundary of record in Plat Book 9700, Page 216, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 10278, Page 257, amended and supplemented in Book 10301, Page 184, Book 10444, Page 460, Book 10640, Page 947, Book 10956, Page 520, Book 11372, Page 852, Book 11573, Page 512, Instrument No. 200006080057413, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5656 Chestnutwood Trail, Hermitage, TN 37076
(House No.) (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 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. 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.

Witness our hands this 9th day of July, 2019.

Meagan Hallmark

Matthew Hallmark

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Meagan Hallmark and Matthew Hallmark, 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 and official seal this, 9th day of July, 2019.

Notary Public

My Commission Expires:

My Commission Expires 01/19/2022

