STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

Karen Johnson Davidson County
Batch# 262385 DEEDWARR
07/25/2019 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20190725-0073403

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2019.

GREGORY D. WALKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 4-17-23
File No. G19-5858

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Diego Lainez	Same as New	52-8-A-249
(NAME)	(NAME)	
929 Santa Maria Cv.	owner	
(STREET ADDRESS)	(STREET ADDRESS)	
Madison Tn. 37115		
(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, **Sandra H. Adams, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diego Lainez, a single man**, 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. 73 Heron Walk Subdivision, Phase 2, Section 4, as of record in Book 9700, Page 687, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Sandra H. Adams, unmarried by Deed dated August 31, 1999 from Allen Earps, recorded September 2, 1999, in Book 11648, Page 245, 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. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
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 9700, page 687, Register's Office for Davidson County, Tennessee.
3. Restrictions as recorded in Book 10095, page 464 and Book 10170, page 124, Register's Office for Davidson County, Tennessee.
4. P.U.D. Boundary Plat in Book 9700, page 483, Register's Office for Davidson County, Tennessee.
5. Charter of Homeowner's Association in Book 10125, page 449, Register's Office for Davidson County, Tennessee.
6. Bylaws in Book 10170, page 124, said Regiter's Office.
7. Rules and Regulations in Instrument No. 20150423-0036546 and 20150423-0036552, said Register's Office.
8. Sewer Easement in Book 3641, page 253, said Register's Office.

The 2018 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 929 Santa Maria Cove, Madison, TN 37115.

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 15th day of July, 2019.

Sandra H. Adams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 2019, before me personally appeared Sandra H. Adams, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of July, 2019.

Notary Signature
My commission expires:

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-22-2022

PREPARED BY AND RETURN TO:

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

True Copy Certification

I, Tonya Hill, 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.

Tonya Hill
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tonya Hill, 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: 4.17.23
Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY