(5)

WARRANTY DEED

O-CR-19-902

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 280808 **DEEDWARR**
09/05/2019 08:59:14 AM 2 pgs
Fees: $13.00 Taxes: $984.20
20190905-0089592

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Paula Angelica Hidalgo	Legacy Texas Bank	
(NAME)	(NAME)	
902 Spence Enclave Court	5000 Legacy Drive	**094-16-0E-084.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Plano, TX 75024	
(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 consideration, the receipt of which is hereby acknowledged, **CARLY DYER SMITH AND NICOLAS SMITH AND RAMONA DYER, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAULA ANGELICA HIDALGO, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 84, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument No. 20061115-0141672, amended in Instrument No.20061117-0142842, Instrument No. 20061213-01 53595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102 and Instrument No. 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument No. 20100428-0032407, and amended in Instrument No. 20121116-0105801, said Register' s Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Carly K. Dyer, and Nicolas Smith, wife and husband and Ramona Dyer, a married woman, as tenants in common with right of survivorship by Warranty deed from Boon Teo, a married person of record in Instrument No. 20140925-0088259 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 25, 2014.

This conveyance is subject to:
• Taxes for the year 2019 and thereafter not yet due and payable.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061115-0141672, as amended in Instrument No. 20061117-0142842, Instrument No. 20061213-0153595, Instrument No. 20080222-0017508, Instrument No. 20080423-0041404, Instrument No. 20080507-0047102, Instrument No. 20100427-0031915 its Scrivener's Affidavit and Correction Instrument recorded in Instrument No. 20100428-0032407, and Instrument No. 20121116-0105801, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Storm Water Detention Agreement of record in Instrument Number 20051219-0151715, in the Register's Office for Davidson County, Tennessee.
• Exception to Easement of record in Instrument Number 20060210-0016418 and Instrument No. 20060210-0016424, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement of record in Instrument Number 20080409-0035677, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water and Sanitary Sewer of record in Instrument Number 20091022-0097490, in the Register's Office for Davidson County, Tennessee.
• Easement for Electric Power Line granted to Tennessee Electric Power Company of record in Book 437, Page 45, Book 2026, page 616, and Book 437, page 54, in the Register's Office for Davidson County, Tennessee.
• Easement for electric power transmission lines granted to United States of America of record in Book 1814,

Page 597, and Book 1814, page 594,, in the Register's Office for Davidson County, Tennessee.
- Easement for Water Mains of record in Book 722, Page 271, in the Register's Office for Davidson County, Tennessee.
- Easement for right-of-way of Lebanon Pike granted to State of Tennessee of record in Book 2704, Page 419, in the Register's Office for Davidson County, Tennessee.
- Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) of record in Book 7672, Page 112, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5666, Page 656, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement of record in Book 5451, Page 769, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **902 Spence Enclave Court, Nashville, Tennessee 37210**.

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), their heirs and 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), 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 my/our hand(s) this the 3 DAY OF SEPTEMBER, 2019.

Carly Dyer Smith by Will Grones attorney in fact

Carly Dyer Smith (f/k/a Carly K. Dyer) by Will Grones, Attorney In Fact

Nicolas Smith by Will Grones attorney in fact

Nicolas Smith by Will Grones, Attorney In Fact

Ramona Dyer by Will Grones attorney in fact

Ramona Dyer by Will Grones, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILL GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARLY DYER SMITH AND NICOLAS SMITH AND RAMONA DYER, and who acknowledged he/she/they executed the same as the free act and deed of the said CARLY DYER SMITH AND NICOLAS SMITH AND RAMONA DYER.

Witness my hand and official seal, this the 3rd of September, 2019.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212