WARRANTY DEED

Karen Johnson Davidson County
Batch# 314664 DEEDWARR
11/12/2019 03:36:12 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20191112-0116652

Y-KW-19-209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Russell Suits and Caitlin Suits	**New Owner**	
(NAME)	(NAME)	**173-04-0A-043.00-CO**
209 Ben Alex Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **MICHELLE M. VAZQUEZ, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RUSSELL SUITS AND CAITLIN SUITS, HUSBAND AND WIFE,** 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 Lot No. 43 on the Plan of Subdivision for Phase 1 of Oak Highlands of record in Plat Book 6900, Page (s) 432 through 435, Inclusive, 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 Michelle M. Vazquez, married by Warranty deed from Sassan Moradian and wife, Bianca F. Moradian of record in Instrument No. 20190506-0042274 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 06, 2019.

Subject property was never the said Grantor's primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable but not yet delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 432 through 435, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7350, Page 24 and re-recorded in Book 7367, page 587 and amended in Book 8765, page 77, Instrument No. 20000428-0042354, Instrument No. 20020725-0089130 and Instrument No. 20020725-0089131, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7367, Page 615 and amended in Book 8765, Page 90, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8765, Page 100, in the Register's Office for Davidson County, Tennessee.
- Temporary Construction Easement of record in Instrument Number 200010020097139, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7473, Page 697, and in Instrument Number 20070807-0093758, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement Easement of record in Book 7189, Page 379, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance Easement of record in Book 7748, Page 408, Book 7748, Page 412, Book 7748, Page 448 and Book 7748, Page 453, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **209 Ben Alex Court, Antioch, Tennessee 37013**.

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 8th DAY OF NOVEMBER, 2019.

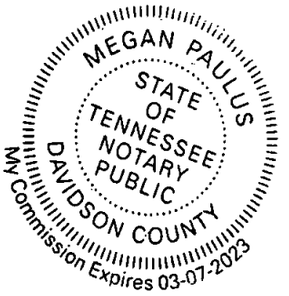
Michelle Vazquez.
Michelle M. Vazquez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE M. VAZQUEZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of November, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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