(1)

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

~~Return To:~~
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~~1804 Williamson Ct, Suite 201~~
~~Brentwood, TN 37027~~
~~615-377-3319~~

Karen Johnson Davidson County
Batch# 318396 **DEEDWARR**
11/22/2019 09:47:29 AM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20191122-0120749

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Amanda Barrentine 2014 Oak Trail Drive Nolensville, TN 37135	New owner	188-10-0A-072.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jerry Diaz and Samuel Diaz, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Amanda Barrentine, a single woman,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 72**, as shown on the map entitled Carothers Crossing, Phase 2, Section 2, Lots 62—123, of record in Instrument No. 20070807—0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas F. McAlpine and Peggy McAlpine, husband and wife, and Samuel Diaz and Jerry Diaz, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record on December 7, 2016, at Instrument No. 20161207-0128681, Davidson County Register of Deeds. Further being the same property conveyed to Jerry Diaz and Samuel Diaz, wife and husband, as Joint Tenants, by Quitclaim Deed from Thomas F. McAlpine and Peggy McAlpine, husband and wife, and Samuel Diaz and Jerry Diaz, husband and wife, of record on January 30, 2019, at Instrument No. 20190130-0009060, Davidson County Register of Deeds.

This is property commonly known as 2014 Oak Trail Drive Nolensville, TN 37135.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 21st **day of November, 2019:**

Jerry Diaz

Samuel Diaz

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry Diaz and Samuel Diaz,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of November, 2019:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/31/22

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$292,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 21st DAY OF November, 2019.

Notary Public

My Commission Expires:

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020