Karen Johnson Davidson County
Batch# 320296 DEEDWARR
11/26/2019 02:17:16 PM 2 pgs
Fees: $13.00 Taxes: $695.60
20191126-0122388

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#4219-G3

ADDRESS NEW OWNER:
Daniel A. Martinez
142 Lake Chateau Drive
Nashville, TN 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Churchill Mortgage Corp.
761 Old Hickory Blvd Ste 400
Brentwood TN 37027

Parcel ID:
097-08-0A-039.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Sereno Havener, IV and Angela Denise Havener, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Daniel A. Martinez**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. G-3 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominium Apartments, Section One of record in Plat Book 6250, Page 607-610, as corrected amended in Book 7025, Page 380, Book 7367, Page 272, Book 10753, page 271, and Book 11012, Page 495, 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 Robert Sereno Havener, IV and Angela Denise Havener, husband and wife by Deed dated December 21, 2017 from Patricia J. Schoneck and Ben Schoneck, wife and husband, recorded December 22, 2017, in Instrument Number 20171222-0130772, in the Official Records of Davidson County, Tennessee.

This is improved property known as 142 Lake Chateau Drive, Nashville, TN 37076. Possession is to be given on November 25, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25th day of November, 2019.

Robert Sereno Havener, IV

Angela Denise Havener

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Sereno Havener, IV and Angela Denise Havener, husband and wife,** 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 at office this 25th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 2-4-20

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$188,000.00**.

AFFIANT

Subscribed and sworn to before me on this 25th day of November, 2019.

NOTARY PUBLIC

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022