Karen Johnson Davidson County
Batch# 323494 DEEDWARR
12/03/2019 11:09:11 AM 2 pgs
Fees: $13.00 Taxes: $991.60

20191203-0124365

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $268,000.00.

Affiant

Sworn to and subscribed before me this 26th day of November, 2019.

Notary Public
My Commission Expires: 8-28-21

CHARLES E. NEWTON III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Michael Channing Gonzalez and Molly Elizabeth Gonzalez	1100 Thorncrest Road	Owner	161-06-0A-031.00-CO
1100 Thorncrest Road			
Nashville, TN 37211	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jim Packer and wife, Karen Packer** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Michael Channing Gonzalez and Molly Elizabeth Gonzalez, husband and wife,** (Grantees), their heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 31 on the Plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record in Instrument No. 20070614-0071397, 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 Jim Packer and wife, Karen Packer by Warranty deed from Peggy B. Faircloth and Thomas G. Faircloth, husband and wife of record in Instrument No. 20151210-0124294 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 10, 2015.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2020 and all subsequent years.
Plan of record as Instrument Number 20070705-0080241, Register's Office of Davidson County, Tennessee.
Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, as supplemented in Instrument No. 20080325-0030014 and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee.
Conveyance of common areas to Oakhill Townhomes HOA of record in Instrument Number 20080908-0092190, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20070404-0040188 and Instrument No. 20070205-0014422, in the Register's Office for Davidson County, Tennessee.
Roadway Easement of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee.
Plan of record in Plat Book 4460, Page 76 & 77, Register's Office for Davidson County, Tennessee.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 26th day of November, 2019.

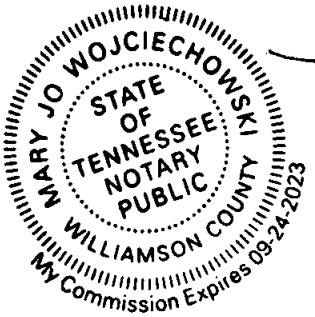
Jim Packer

Karen Packer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Mary Jo Wojciechowski, the undersigned, a Notary Public, in and for said State and County, **Jim Packer and wife, Karen Packer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 26th day of November, 2019.



NOTARY PUBLIC
My Commission Expires: _____