Box 14 File 32680-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 327047 DEEDWARR
12/09/2019 11:40:45 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20191209-0126759

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2019.

Notary Public

My commission expires: 5/9/23

(AFFIX SEAL)

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Britany Mallory	New Owner	**Map 076-01-0-D Parcel 073.00co**
1333 Busiris Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jaime Abilez Garcia, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Britany Mallory, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 73 on the Final Plat of Heritage Hills, Phase 3, a Planned Unit Development, of record in Instrument No. 20171004-0102057, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jaime Abilez Garcia, an unmarried man, by Deed dated March 27, 2018 from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20180329-0029490, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20171004-0102057, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances, of record in Instrument No. 20170613-0059009, said Register's Office. (3) Declaration of Restrictive Covenants of Heritage Hills, Phase Three, of record in Instrument No. 20170925-0098154 and By-Laws of Heritage Hills Homeowners' Association, Inc. appended thereto, said Register's Office. (4) Stormwater Detention Agreement, of record in Instrument No. 20060503-0050829, said Register's Office. (5) Declaration of Easements in Instrument No. 20061227-0159081, said Register's Office. (6) Grant of Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20100111-0002349, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1333 Busiris Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **6th** day of **December, 2019.**

Jaime Abilez Garcia

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jaime Abilez Garcia,** the within named seller, 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 at Nashville, Tennessee, this **6th** day of **December, 2019.**

Notary Public

My Commission Expires: 11/9/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON