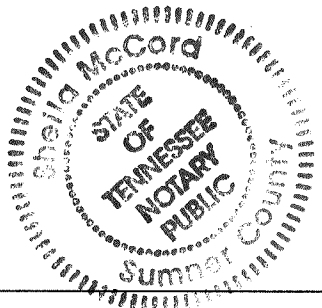
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ismael Chavez	Same as New Owner	
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, Unit 501		163050B13400CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 348378 DEEDWARR
01/24/2020 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20200124-0008965

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 considerations, the receipt of which is hereby acknowledged, **We George R. Pace, and Whitney Pace, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Ismael Chavez**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 134, on the plan of A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), PHASE III, MILL PARK (FORMERLY HICKORY HOLLOW TOWNHOMES), as shown on plat of record in Instrument No. 200210150126630, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to George R. Pace, unmarried, by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., party, dated 03/22/2013 and recorded 03/25/2013, of record in Instrument 201303250028962, Register's Office for Davidson County, Tennessee.

The said George R. Pace having since married to Whitney Pace and is joined in this conveyance to waive any and all rights she has in said property.

All matters shown on the plat of record in Instrument 200210150126630, in the Register's Office for Davidson County, Tennessee. Boundary plat of record in Book 9700, Page 538 and 539, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 10719, Page 425 and Amendment recorded in Book 11167, Page 757 in the Register's Office for Davidson County. Easement recorded in Book 11378, Page 991, Register's Office for Davidson County, Tennessee. Charter of record in Book 10719, Page 419, Register's Office for Davidson County, Tennessee. Quitclaim Deed to Mill Park Homeowners Association recorded in Book 11221, Page 249, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5170 Hickory Hollow Parkway, Unit 501, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 17th day of January, 2020.

George R. Pace

Whitney Pace

State of Tennessee
County of Wilson

* and Whitney Pace

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George R. Pace*, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of January, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Lissa Groom

Notary Public

My Commission Expires: 9-16-2020

