WARRANTY DEED

Karen Johnson Davidson County
Batch# 496682 DEEDWARR
10/15/2020 03:18:52 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20201015-0120283

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-09-2024

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2020

Notary Public

MY COMMISSION EXPIRES: 01/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Allison Heese, and David Bermudez	new owners	062020B13200
(NAME)	(NAME)	
3324 Cain Harbor Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202728

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Steven Andrew Gonzalez and Ariel Gonzalez, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Allison Heese, an unmarried woman and David Bermudez, an unmarried man, as Tenants in Common with the Right of Survivorship**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 65 on the Plan of First Amendment Abbington Park, Phase One-Section Three, of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven Andrew Gonzalez and wife, Ariel Gonzalez by Warranty Deed from Amy S. Holman nka Amy S. Reed and husband, James Reed dated November 12, 2015 and filed of record in Instrument No. 20151117-0116341 Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in 20030213-0020075, Supplemental Restrictions in Instrument No. 20040518-0058461; By-Laws 20030303-0027406, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also made subject to the following:

Charter of HOA appearing of record in Instrument No. 20030303-0027406, Register's Office for said County.
Flowage Easement appearing of record in 2242, page 513, Register's Office for said County.
Transmission Line Easement appearing of record in Book 1163, page 341, Register's Office for said County.
Stormwater Easement appearing of record in 20030109-0004246, Register's Office for said County.
Ingress/Egress Easement of record in Book 1198, page 525

Unimproved ☐

This is improved ☒ property, known as 3324 Cain Harbor Drive, Nashville, TN 37214
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-20 3324

Witness my hand this 13th day of October, 2020

Steven Andrew Gonzalez

Ariel Gonzalez

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Steven Andrew Gonzalez and Ariel Gonzalez, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th of October, 2020.

Notary Public
My Commission Expires: 11/22/2021

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires