WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JUL 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,750.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gustavo Rodriguez	SunTrust Mortgage, Inc.	136100A03200CO
(NAME)	(NAME)	
1104 West Braddock	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Tampa, FL 33603	Baltimore, MD 21279-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **John A. Hedgepath IV and wife, Cheryl L. Hedgepath**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gustavo Rodriguez, a married man**, 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:

Being Lot No. 12, Unit 12A, Condominium Site Plan, Lots 11-14, 57-62, Section Three, Priest Lake Forest, of record in Plat Book 5800, Page 263, Amending Plat Book 5800, Page 161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to John A. Hedgepath, IV and wife, Cheryl L. Hedgepath by Warranty Deed from N&H Properties, a general partnership under the laws of the state of Tennessee, consisting of Robert K. Nollner, Patty L. Nollner, John A Hedgepath, IV and Cheryl L. Hedgepath dated May 9, 2001, recorded May 22, 2001 as Instrument No. 20010522-0052761, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in the instrument of record in Book 6021, Page 99 and Book 6123, Page 176; Charter of Homeowner's Association of record in Book 7948, Page 628; Master Deed and By-Laws of record in Book 5931, Page 645; Book 6123, Page 175; Book 6124, Page 956; and Book 6199, Page 270; Any and all restrictions, easements, covenants and/or rights of way listed in the Plan of Record in Book 5800, page 263; and payment of property taxes.

This property does not constitute the primary residence of the owner (Grantee) and is for investment purposes only

unimproved ☐

This is improved ☒ property, known as: **2835 Lake Forest Drive, Nashville, TN 37217**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 20th day of April, 2006.

John A. Hedgepath IV

Cheryl L. Hedgepath

Davidson County DEEDWARR
Recvd: 04/24/06 14:17 2 pgs
Fees:13.00 Taxes:280.28

20060424-0046755

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Hedgepath IV and wife, Cheryl L. Hedgepath, 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 Nashville, Tennessee this 20TH DAY OF APRIL, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007