File No. 100113

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/10 09:10 2 pgs
Fees:13.00 Taxes:505.05
20100409-0026780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-15-12

(AFFIX SEAL)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carolina Bejarano	Bank of America	172-12-0D-210.00
(NAME)	(NAME)	
7009 Lenox Village Drive #210	9000 Southside Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Jacksonville, FL. 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Carlin Curtis, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carolina Bejarano, a single woman**, 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 Unit No. 210 a/ka E-22, as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additions Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Building E), of record in Instrument No. 20050119-0006853, in the Register's Office of Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the Plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Carlin Curtis, a single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 8-11-06 and recorded 8-14-06 in Instrument No. 20060814-0099795, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat of record in Instrument No. 20050120-0007426; Declaration of Restrictions of record in Instrument No. 20020315-0032826, as supplemented in Instrument No. 20050119-0006853; all matters contained in Master Deed Restrictions of record in Instrument No. 20020315-0032825; and Charter in Instrument No. 20031016-0153550, all of record in the Register's Office for Davidson County, Tennessee

unimproved ☐
This is improved ☒ property, known as 7009 Lenox Village Dr. Unit 210, Nashville, TN 37211
(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

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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 hand this 26th day of March, 2010.

Carlin Curtis

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 CARLIN CURTIS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of March, 2010.

Commission expires: 04/23/2013

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

I, Hal Wilson, do hereby 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

ELIZABETH MAISON NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Notary's Signature

My commission expires: 04-15-12