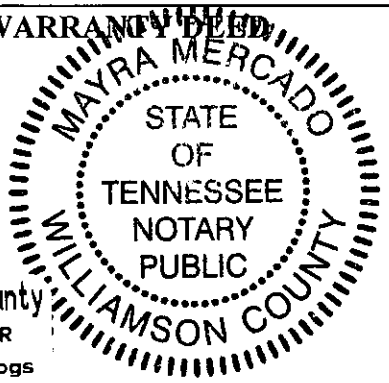
File No. 101093

# WARRANTY DEED




BILL GARRETT, Davidson County
Trans: T20110000806 DEEDWARR
Recvd: 01/04/11 13:54 2 pgs
Fees: 13.00 Taxes: 96.20

20110104-0001146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: . 9/23/14
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Martin Maciel | Martin Maciel | 147-03-0A-020.00 CO |
| (NAME) 441 Harding Place Unit B-4 | (NAME) 441 Harding Place Unit B-4 | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Nashville, TN 37211 | |
| (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, Yael Vasquez, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin Maciel, 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:

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 B-4 on the Plan of Harding Place Condominium, as shown on plat of record in Book 5200, Page 571, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jose Garcia and wife, Yael Garcia by deed from Wilson Bank & Trust, a Tennessee corporation, dated April 3, 2002 and recorded on April 8, 2002 in Instrument No. 20020408-0042218, Register's Office, Davidson County, Tennessee. Further conveyed to Yael Vasquez, unmarried by quitclaim deed from Jose Garcia and Yael Garcia, dated March 28, 2007 and recorded on April 9, 2007 in Instrument No. 20070409-0042004, said Register's Office. By their execution of this quitclaim deed, Jose Garcia and Yael Vasquez aka Yael Garcia hereby acknowledge that they are not now, nor have they ever been, husband and wife.

Yael Vasquez and Yael Vazquez are one and the same person.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 64-2701 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and otherundertakings contained in the Master Deed establishing a Horizontal Property Regime of Harding Place Condominiums of record in Book 6104, page 725, said Register's Office.

Charter of Harding Place Condominium Association, Inc. of record in Book 6081, page 872, said Register's Office.

File No. 101093

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Unit B-4, 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 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 27th day of December, 2010.

Yael Vasquez aka Yael Vazquez

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within namedYael Vasquez aka Yael Vazquez, the bargainor(s), with whom I am personally acquainted or proved tome on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this.

Commission expires: 9/23/14

Notary Public

MAYRA MERCADO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY