BILL GARRETT, Davidson County
Trans:T20110076355 DEEDWARR
Recvd: 12/02/11 16:09 3 pgs
Fees:18.00 Taxes:447.70
20111202-0094275

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 3205
Box #26B
#11-11-14066

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Anuar Jimenez Garcia Nayeli Caballido Ramos 176 Heritage Trace Drive Madison, TN 37115	NEW OWNERS	Map 042-11-O-B Parcel 8.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205. This deed has been prepared without a title examination and no title examination has been furnished to the preparer by the parties.		26B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Charles D. Williamson, unmarried, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Anuar Jimenez Garcia and Nayeli Caballido Ramos (The "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being an apartment Unit No. 203 of Heritage Village Condominiums created under Title 66, Section 27-101, et. seq. as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 4758, page 179, and amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6360, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit "A" of said supplement and amended to the Master Deed, for a more complete identification and description of such unit.

Being the same property to conveyed to Charles D. Williamson. by Warranty Deed from The Estate of Mary Laverne Pigg, of record in Instrument Number 20111130-0093187 said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 203 Mayflower South, Madison, Tennessee 37115.

This conveyance is subject to the following:

1. Restriction and Easements of record.
2. Any and all matters appearing on the Plan of record in Book 4758, Page 179, amended in Book 4808, Book 5201, page 383, Book 6360, Page 989 and in Book 6484, Page 287, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater,
(for this transfer is $121,000.00.
(
(
(Subscribed and sworn to before me
(this 14th day of November 2011.
(
(
(My Commission Expires:
(

Affiant

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of November, 2011.

Witness my hand this 14th day of November, 2011.

CHARLES D. WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the state and county mentioned, personally appeared Charles D. Williamson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of November, 2011.

NOTARY PUBLIC

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013