Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2013.

Notary Public

My commission expires: 9-23-13

BILL GARRETT, Davidson County
Trans:T20130026523 DEEDWARR
Recvd: 04/02/13 11:51 2 pgs
Fees:13.00 Taxes:518.00
20130402-0032337

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zhambala Holdings LLC	**New Owner**	**Map\Parcel: 108-04-0-B-024.00CO**
1818 Tyne Blvd.		
Nashville, TN 37215		

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 ACKNOWLEDGE, WE,

Candelaria Gonzalez, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zhambala Holdings LLC, a Tennessee limited liability company

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 Lot No. 24 on the Plan of White Pine Estates, of record in Instrument No. 20000713-0069319, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Candelaria A. Gonzalez by Warranty Deed from Roger E. Shepherd and wife, Sharon V. Shepherd, of record in Instrument No. 20050531-0061245, dated May 27, 2005, Register's Office for Davidson County, Tennessee. Candelaria Gonzalez, unmarried, conveyed said property by Quitclaim Deed to Michael S. Bligh, Trustee of the Gonzalez Revocable Living Trust, of record in Instrument No. 20110405-0026194, dated February 28, 2011, Register's Office for Davidson County, Tennessee. Michael S. Bligh, Trustee of the Gonzalez Revocable Living Trust further conveyed said property by Quitclaim Deed to Candelaria Gonzalez, unmarried, of record in Instrument No. 20120706-0059634, dated May 10, 2012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20000713-0069319, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20010105-0001925, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement to Metro of record in Instrument No. , Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed to HOA of record in Instrument No. 20010123-0007118, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20010123-0007117, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Instrument No. 20010105-0001925, Register's Office for DAVIDSON County, Tennessee.

Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1508 White Pines Court, Nashville, TN 37214.

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 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/our hand(s) this 28th day of March, 2013.

Candelaria A Gonzalez
Candelaria A. Gonzalez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Candelaria A. Gonzalez, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2013.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES
JUNE 16, 2013

File #: **130120JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027