WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130063435 DEEDWARR
Recvd: 07/25/13 11:46 2 pgs
Fees: 13.00 Taxes: 127.65
20130725-0077019

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-12-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Modupe Joan Adebayo	Modupe Joan Adebayo	13315OA0200
(NAME)	(NAME)	
342A East 7th Street	342A East 7th Street	
(ADDRESS)	(ADDRESS)	
Brooklyn, New York 11218	Brooklyn, New York 11218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hector Gonzalez and Wife, Doris Gonzalez**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Modupe Joan Adebayo, a single woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. D-6, as shown on the plan of Pagoda Condominiums, a Horizontal Property Regime, filed as Exhibit A-2 to and established by the Master Deed of record in Book 6111, Page 22 as amended in Book 9445, Page 492, Book 10458, Page 936, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Hector Gonzalez and wife, Doris Gonzalez by Deed from Wells Fargo Bank NA, dated 06/16/2010 and filed for record on 06/21/2010 in Instrument 201006210047958, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 3700, Page 61, Plat Book 3700, Page 62, said Register's Office.

Master Deed and By-Laws filed for record in Book 6111, Page 22, said Register's Office.

Said Master deed was amended of record in Book 9445, Page 492, Book 10458, Page 936, said Register's Office.

Appointment of Successor Trustee Regarding Master Deed of record in Instrument 200907310071821, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6548, Page 125, Book 8870, Page 923, said Register's Office.

Charter of record in Book 6110, Page 98, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 320 Welch Road, Condominium D6, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 22nd day of July, 2013.

Hector Gonzalez
Hector Gonzalez

Doris Gonzalez
Doris Gonzalez

State of TENNESEE
County of WILSON

Personally appeared before me Hector Gonzalez and Doris Gonzalez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2013.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122