BILL GARRETT, Davidson County
Trans:T20130078173 DEEDWARR
Recvd: 09/10/13 09:15 2 pgs
Fees:13.00 Taxes:151.70
20130910-0095299

File #25343-8
Box 14

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$41,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2013.

Notary Public

My commission expires: 2/13/17 (AFFIX SEAL)

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tina Solano **Manuel Solano**	**Tina Solano and Manuel Solano**	**Map 113-11-0-A Parcel 065-00CO**
500 Paragon Mills Road, #M20	**23359 Camino Terraza Rd.**	
Nashville, TN 37211	**Corona, CA 92883-9358**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Landry Sashina Tientcheu, an unmarried man

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

Tina Solano and Manuel Solano, wife and husband

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. M-20 as specified on the Plat shown in the Master Deed, on the Plan of Canterbury Hall Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Canterbury Hall Condominiums, of record in Book 5440, Page 255 and as amended in Book 5441, Page 819, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Canterbury Hall Condominiums, for placement of Units, of record under Book 5200, Page 159, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Landry Sashina Tientcheu, by Deed from Adnan A. Abdulkader, a married man, dated May 6, 2011, of record in Instrument No. 20110509-0035562, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Landry Sashina Tientcheu, pursuant to a Power of Attorney executed by same on the 26th day of August, 2013, of record in Instrument No. 20130910 0095298, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Page 159, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Canterbury Hall Condominiums, of record in Book 5440, page 255, amended in Book 5441, page 819, and By-Laws of record in Book 5440, page 298, and amended in Book 5865, page 101, Register's Office for Davidson County, Tennessee.

3) Charter of Canterbury Hall Homeowners' Association, Inc. of record in Book 5446, page 152, Register's Office for Davidson County, Tennessee.

4) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4308, page 647, Register's Office for Davidson County, Tennessee.

5) Deed of conveyance for sanitary sewer in book 4337, Page 544, Register's Office for Davidson County, Tennessee.

6) All matters shown on the Boundary Plat in Book 3842, Page 235, Register's Office for Davidson County, Tennessee.

7) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090615-0055410, Register's Office for Davidson County, Tennessee.

8) By-Laws of Canterbury Hall Homeowners' Association, Inc. of record in Book 5440, Page 298, and as amended in Book 5865, Page 101, Register's Office for Davidson County, Tennessee.; and,

9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **500 Paragon Mills Road, #M20, Nashville, TN 37211**

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 **3rd** day of **September, 2013.**

Landry Sashina Tientcheu by
Jeniste' Bell, Attorney in Fact

Landry Sashina Tientcheu by Jeniste' Bell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **3rd** day of **September, 2013,** before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Jeniste' Bell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Landry Sashina Tientcheu** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Landry Sashina Tientcheu**, for the purpose therein contained, by signing the name of **Landry Sashina Tientcheu,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **September, 2013.**

Diana M. Aubin
Notary Public

My Commission Expires: 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.