WARRANTY DEED

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,300.00

Kathy Sneller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2013.

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zarita Velarde	Zarita Velarde	Map 161-5-A
(NAME) 803 Ashlawn Place	(NAME) 803 Ashlawn Place	Parcel 27 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **CHARLES B. REINHARDT, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZARITA VELARDE AND JUAN MANUEL IZTURRIAGA, 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:

Land in Davidson County, Tennessee, being Unit No. B-3, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums of record in Book 6607, page 596, as amended in Book 7168, page 550, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said Unit, as set forth in said Master Deed.

Being the same property conveyed to Charles B. Reinhardt, Jr., by deed of record in Instrument No. 20020801-0092271, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; and (b) Master Deed and Bylaws of record in Book 6607, page 596 and Book 7168, page 550, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 803 Ashlawn Place, Nashville, Tennessee 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.

BILL GARRETT, Davidson County
Trans:T20130082564 DEEDWARR
Recvd: 09/24/13 11:53 2 pgs
Fees:13.00 Taxes:245.31
20130924-0100330

Witness my hand this 20th day of September, 2013.

Charles B. Reinhardt, Jr.

Charles B. Reinhardt, Jr.
By Kathy Snider, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2013, before me personally appeared Kathy Snider, to me known to be the person who executed the foregoing instrument on behalf of Charles B. Reinhardt, Jr. and acknowledged that she executed the same as the free act and deed of Charles B. Reinhardt, Jr.

Witness my hand and official seal at Nashville, Tennessee this 20th day of September, 2013.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

Notary Public