Davidson County DEEDWARR
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Fees:18.00 Taxes:710.40
20140108-0002078

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC

25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of January, 2014, by and between Russell James Bartley, an unmarried man, party of the first part, and Natalia Jiménez-Truque, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Described property located in Davidson County, Tennessee, to wit:

Townhome 84 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et Seq. as established by a Master Deed recorded as Instrument Number 20000720-0071772, re-recorded as Instrument Number 20000828-0084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being all or part of the same property conveyed to Russell James Bartley, by virtue of that certain Special Warranty Deed dated August 12, 2013, at Instrument No. 20131001-0102784 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Russell James Bartley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Russell James Bartley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of January, 2014.

Michelle Uticone
Notary Public

My Commission Expires: June 3, 2015

MICHELLE UTICONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 3, 2015

Property Owner & Address: Natalia Jiménez-Truque

7252 Hwy 70 S, #1503, Nashville, TN 37221

Tax Parcel No 142070F08400CO

Property Address: 7252 Highway 70 South
#1503
Nashville, TN 37221

MAIL TAX
BILLS TO:

Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $192,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of January, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 

My Commission Expires JUNE 21, 2016