BILL GARRETT, Davidson County
Trans:T20140041077 DEEDWARR
Recvd: 06/11/14 10:29 2 pgs
Fees:13.00 Taxes:1618.75
20140611-0050711

~~RECORD AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2014.

NOTARY PUBLIC

My commission expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo Arguello, *et ux.* 200 Burns Avenue, #5 Nashville, TN 37203	New Owner	104023J015.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Seven Thousand Five Hundred and 00/100 Dollars ($437,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WEST PARK VILLAGE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALFREDO ARGUELLO AND DREAMA ARGUELLO**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No.15 of West Park Village, established pursuant to the provision of the Tennessee Horizontal Property Regime with Private Elements as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing West Park Village of record in Instrument Number 20130815-0086141, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being a portion of the same property conveyed to West Park Village Partners, by Quitclaim Deed from West Park Village Partners, dated 3/8/2013, recorded 3/8/2013, of record in Instrument No. 20130308-0023469, in the Register's Office for Davidson County, Tennessee.

Also acquired by Deeds to West Park Village Partners of record in Instrument Nos. 20130228-0020097, 20130228-0020099, and 20130228-0020101, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 200 Burns Avenue, #5, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6 day of June, 2014.

WEST PARK VILLAGE PARTNERS

JUSTIN HICKS, PARTNER

JOHN HOWARD, PARTNER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 6th day of June, 2014, before me, appeared Justin Hicks and John Howard, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are sole Partners of West Park Village Partners, a Tennessee General Partnership, and that said instrument was signed on behalf of said West Park Village Partners, and said Partners acknowledged said instrument to be the free act of deed of said West Park Village Partners.

WITNESS my hand and seal, this the 6th day of June, 2014.

Notary Public

My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON