BILL GARRETT, Davidson County
Trans:T20140045805 DEEDWARR
Recvd: 06/27/14 10:02 2 pgs
Fees:13.00 Taxes:155.40
20140627-0056373

STATE OF TN
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is 42,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PATRICIA FINNEGAN	NEW OWNER	107090A00300CO
1021 HAROLD DR		
NASHVILLE, TN 37217		

FOR AND IN 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 ACKNOWLEDGE, WE,

KINGDOM HOMES, LLC

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

PATRICIA FINNEGAN

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:

A certain condominium apartment in Davidson County, TN, described as Unit No. 1021, Building B of Castlewood Condominiums, a Horizontal Property Regime, located on Harold Drive, Nashville, TN, as shown on the plat of Castlewood Condominiums, Condominium apartments, recorded in Plat Book 4660, Page 62, said Register's Office, and described in a Master Deed recorded in Book 4750, Page 426 as amended in Book 5245, Page 663 and Book 5246, Page 457, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Castlewood Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 4750, Page 426 as amended in Book 5245, Page 663 and Book 5246, Page 457, and By-Laws recorded in Book 4750, Page 434 as amended in Book 5545, Page 619 and Book 6426, Page 919, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

BEING THE SAME PROPERTY CONVEYED TO KINGDOM HOMES, LLC, BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, DATED 03/07/2014 AND RECORDED ON 03/14/2014 IN INSTRUMENT NUMBER 20140314-0021401, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $27,800.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY SUBSTITUTE TRUSTEE'S DEED FROM ARNOLD M. WEISS, AS SUBSTITUTE TRUSTEE, DATED 08/27/2013 AND RECORDED ON 09/11/2013 IN INSTRUMENT NUMBER 20130911-0095693, SAID REGISTER'S OFFICE.

LA
SA

ALSO BEING THE SAME PROPERTY CONVEYED TO CARLA LOUISE FUGATE, BY WARRANTY DEED FROM CHARLES D. GUNSELMAN, MARRIED, DATED 04/26/2007 AND RECORDED ON 05/02/2007 IN INSTRUMENT NUMBER 20070502-0052309, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1021 HAROLD DR, NASHVILLE, TN 37217.

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 in 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 ~~18th day~~ of June, 2014.

KINGDOM HOMES, LLC
BY: Luciana Aliaga
ITS: MGRM, President.

~~KINGDOM HOMES, LLC~~
BY: SILVIA ALIAGA
ITS: MGRM.

STATE OF Florida
COUNTY OF Miami - Dade

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **LUCIANA ALIAGA**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is A MEMBER of KINGDOM HOMES, LLC and that he is authorized by KINGDOM HOMES, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of June, 2014.

Notary Public State of Florida
Lanai Gomez
My Commission EE 862821
Expires 01/06/2017

Notary Public Lanai Gomez

My Commission Expires: 01-06-2017

STATE OF Florida
COUNTY OF Miami - Dade

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **SILVIA ALIAGA**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is A MEMBER of KINGDOM HOMES, LLC and that he is authorized by KINGDOM HOMES, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of June, 2014.

Notary Public State of Florida
Lanai Gomez
My Commission EE 862821
Expires 01/06/2017

Notary Public Lanai Gomez

My Commission Expires: 01-06-2017