File 26219-8

return to: John T. Cook, P.C.

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052756 DEEDWARR
Recvd: 07/22/14 09:38 2 pgs
Fees:13.00 Taxes:545.75
20140722-0064907

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$147,500.00**

Affiant

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

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA MOSLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

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
James A. Duensing **Julie L. Duensing**	New Owner(s)	Map 131-5-B Parcel 239.00co
239 Summit Ridge Dr., Unit 239		
Nashville, TN 37215		

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,

Ryan A. Moran and wife, Tania Zuluaga Toro

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

James A. Duensing and wife, Julie L. Duensing

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. 239 as specified on the Plat shown in the Master Deed, on the Plan of Four Seasons 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 Four Seasons Condominiums, of record in Book 6841, Page 349, and amended in Book 6847, Page 122, 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 Four Seasons Condominiums, for placement of Units, as shown on Exhibit "D" to the Master Deed of record in Book 6841, Page 349, and amended in Book 6847, Page 122, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Ryan A. Moran and wife, Tania Zuluaga Toro, by Deed from Eugene P. Reese, III, unmarried, of record in Instrument No. 20070601-0065380, Register's Office for Davidson County, Tennessee.

CONVEYANCE of the above described property is subject to the following:
1) The Plan of record as set out on Exhibit "D" to the Master Deed in Book 6841, Page 349, 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 Four Seasons of record in Book 6841, Page 349 and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee. 3) By-Laws of Four Seasons Homeowners' Association, Inc. of record in Book 6841, Page 376, Register's Office for Davidson County, Tennessee. 4) Charter of Four Seasons Homeowners' Association, Inc. of record in Book 6855, Page 917 and as amended in Book 8176, Page 697, Register's Office for Davidson County, Tennessee. 5) All matters shown on the Boundary Plat of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee. 6) All terms, conditions, and obligations contained in the Deed dated May 30, 1974 in Book 4821, Page 20, Register's Office for Davidson County, Tennessee. 7) All terms, conditions, and obligations contained in the Sale and Assignment of Option dated July 11, 1977 of record in Book 5388, Page 503, Register's Office for Davidson County, Tennessee. 8) Deed of Conveyance for water and sewerage services of record in Book 5271, Page 430, Register's Office for Davidson County, Tennessee. 9)Easement for ingress and egress of record in Book 5158, Page 230, Register's Office for Davidson County, Tennessee. 10) Engineer's Report of record in Book 6847, Page 125, Register's Office for Davidson County, Tennessee. 11) Easement Agreements of record in Book 6869, Page 157 and Book 7776, Page 899, and in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee. 12) Consent of Four Seasons Homeowners Association to Easement Agreement of record in Book 6869, Page 162 and re-recorded in Book 6870, Page 966, Register's Office for Davidson County, Tennessee. 13) Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20120521-004388, Register's Office for Davidson County, Tennessee.

This is improved (__x__) Unimproved (____) property, known as **239 Summit Ridge Dr., Unit 239, Nashville, TN 37215**

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 15 day of **July, 2014.**

Ryan A. Moran

Tania Zuluaga Toro

STATE OF Florida)
COUNTY OF Broward)

Personally appeared before me, a Notary Public of said County and State, **Ryan A. Moran,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hollywood (city), FL (state), this 15 day of **July, 2014.**

Notary Public

My Commission Expires: 09/18/2017

VENITA C POPOCA
MY COMMISSION #FF055616
EXPIRES September 18, 2017
(407) 398-0153 FloridaNotaryService.com

STATE OF Florida)
COUNTY OF Broward)

Personally appeared before me, a Notary Public of said County and State, **Tania Zuluaga Toro,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hollywood (city), FL (state), this 15 day of **July, 2014.**

Notary Public

My Commission Expires: 09/18/2017

VENITA C POPOCA
MY COMMISSION #FF055616
EXPIRES September 18, 2017
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