BILL GARRETT, Davidson County
Trans: T20140053730 DEEDWARR
Recvd: 07/24/14 16:08 2 pgs
Fees: 13.00 Taxes: 488.40
20140724-0066047

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1162

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

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

Notary Public
My commission expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

Address of New Owner:	Send Tax Bills to:	Tax Information
Alan J. Rasmussen 4505 Fetrow Dr., Orlando, FL 32812	FirstLand Mtg.Svcg. P.O.Box 35688 Tulsa, OK 74136	092-160B-035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Carlos Grijalva and wife Cyndya Shibao hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Alan J. Rasmussen * hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: *a single man

Being a certain condominium unit situated in Davidson County, Tennessee, and further known as Unit No. 314 of University Square Condominium Apartments, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for University Square Condominium Association, of record in Book 7051, page 529; as amended in Book 7119, page 884 and in Instrument No. 20100408-0026686; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the boundary site plans of University Square Condominium Apartments of record in Book 6900, page 124, for a more complete identification and placement of said Unit.

Being the same property conveyed to Carlos Grijalva and Cyndya Shibao by warranty deed from Mary Ann Roberts, unmarried of record in Instrument No. 20050803-0091327, and dated July 29, 2005, Register's Office for Davidson County, Tennessee.

With this conveyance, legal description is hereby being corrected from prior legal description to better reflect description of said Unit.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Charter of University Square Homeowner's Association of record in Book 7078 Page 443 3) All matters appearing on plan of University Square Condominiums of record in Book 6900 Page 124, Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book7081 Page 529 and amended in Book 7119 Page 884 Register's Office for Davidson County, Tennessee the premises herein is a

condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements 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, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of University Square Condominiums

This property is improved property known as 900 19th Ave S. #314, Nashville, Tennessee 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 18th day of July, 2014.

Carlos Grijalva

Cyndya Shibao

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlos Grijalva and Cyndya Shibao, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of July, 2014.

Notary Public

My Commission expires: January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FILE NO: 08327