BILL GARRETT, Davidson County
Trans:T20140074915 DEEDWARR
Recvd: 10/03/14 13:59 2 pgs
Fees:13.00 Taxes:784.40
20141003-0091885

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$242,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michelle Maldonado	CMG Mortgage, Inc	082 09 0J 005.00
(NAME) 902 Russell St ~~1500 4th Avenue North Apartment 302~~	(NAME) 3160 Crow Canyon Rd Ste. 400	
(ADDRESS) Nashville ~~TN~~ 37206	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twelve Thousand And No/100 Dollars ($212,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jose J. Nava, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michelle Maldonado, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*single

Land in Davidson County, Tennessee, being Unit No. 4202 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101-103, et seq. amended, Tennessee Code Annotated and as established by a Master Deed of record in Instrument No. 200508310104621, as amended in Instrument 200511100136248, Instrument 200605160057286, Instrument 200610230131222, Instrument 200704020038744, Instrument 200707240087901 and Instrument 2010006220048863, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan in Plat Book 2, Page 30, Chancery Court at Nashville, Tennessee.

Being the same premises conveyed to Jose J. Nava, a single person by Special Warranty Deed from Prudential Relocation, Inc. A Corporation Organized and Existing Under The Laws of the State of Colorado dated September 7, 2011 and recorded September 9, 2011 as Instrument No. 20110909-0069828 in said Register's Office for Davidson County, Tennessee.

File Number: NAT-141527

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1500 4th Avenue North, Apartment 202, Nashville, TN 37208

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, has 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 our hands this 30th day of September, 2014.

Jose J. Nava by James Youhouse, as attorney in fact

Jose J. Nava by James Youhouse, as attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared James Youhouse, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jose J. Nava, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Jose J. Nava, for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2014.

Notary Public

My Commission Expires: July 24, 2017

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-141527