WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140076130 DEEDWARR
Recvd: 10/08/14 12:59 2 pgs
Fees:13.00 Taxes:444.00
20141008-0093365

TAHIRA J. PYSZKA NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 7-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF Oct, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ibriany Hernandez Daily Cebrero Balcasar	New Owner	135-12B-2.00
(NAME)	(NAME)	
2160 Nashboro Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, Mark L. McKeel, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ibriany Hernandez and Daily Cebrero Balcasar, 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:

Land in Davidson County, Tennessee, being Lot & Unit No. 2, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Page 49 and 50, Register's Office for Davidson County, Tennessee, to which is hereby made reference for a more complete and accurate description.

Being the same property conveyed to Mark L. McKeel, unmarried,, by deed of record in Instrument Number 20060518-0058659, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7 of record in Book 11700, Page 49 and 50, Register's Office for Davidson County, Tennessee. Subject to plan of record in Book 4660, Page 158, Book 4660, Page 156, Book 6200, Page 341, Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowners Association, Inc., of record in Book 11703, Page 518; and in Book 4827, Page 14; and in Instrument No. 20010322-002768, Book 1703, Page 560 and By-Laws attached in Exhibit "C", Page 560, Register's Office for Davidson County, Tennessee. Subject to By-laws of Fairway Points Homeowners Association, Inc., of record in Book 11703, Page 560, Register's Office for Davidson County, Tennessee. Subject to Memorandum of Lease of record in Book 10670, Page 327, Register's Office for Davidson County, Tennessee. Subject to Homeowners Association Charter of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee. Subject to Easement for Sewer of record in Book 8870, Page 887, portion of Tract 7 of record in Plat Book 4660, Page 156, Register's Office for Davidson County, Tennessee. Easements of record in Book 4868, Page 74, and in Book 4815, Page 425, Register's Office for Davidson County, Tennessee. Easement for Cart Path of Record in Book 10110, Page 860, Register's Office for Davidson County, Tennessee. Public X-O-W Dedication of record in Book 4460, Pages 149-151, Register's Office for Davidson County, Tennessee. Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, Portion of Tract 7 of record in Plat Book 4660, Page 156 and portion of open space of record in Plat Book 4860, Page 74, Register's Office for Davidson County, Tennessee. Conveyance of Common Areas of record in Instrument No. 200010100100360, Register's Office for Davidson County, Tennessee. Easement of Cable Television of record in Instrument No. 200010120101575, Register's Office for Davidson County, Tennessee. Easement of record in Book 8870, Page 932, Register's Office for Davidson County, Tennessee. Subject to overhead line easement of record in Book 4815, page 425, Register's Office for Davidson County, Tennessee. Easement in Book 10110, page 834, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee. PUD boundary plat of record in Instrument No. 20020710-0083034, Register's Office for Davidson County, Tennessee. Subject to agreement contained in License to use Fitness Center and Swimming Pool of record in Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2160 Nashboro Boulevard, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand this 6th day of Oct, 2014.

Mark L. McKeel

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 Mark L. McKeel, 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 Franklin, Tennessee this 6th day of Oct 2014.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public