141273

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH140216

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/24/14 08:07 3 pgs
Fees:18.00 Taxes:1476.30
20141024-0098057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Rebecca Waggoner
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of October, 2014.

Laura Mathis Hons
NOTARY PUBLIC

My commission expires: 3-25-18

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo Arguello and Dreama Arguello 200 Burns Avenue, #10 Nashville, TN 37203	Same address as new owner	104023J06.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Nine Thousand and 00/100 Dollars ($399,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WEST PARK VILLAGE PARTNERS**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALFREDO ARGUELLO AND DREAMA ARGUELLO** husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No.6 of West Park Village, established pursuant to the provision of the Tennessee Horizontal Property Regime with Private Elements as the same set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing West Park Village of record in Instrument Number 20130815-0086141, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said unit being depicted on Exhibit "B" to said Declaration of Covenants, Conditions and Restrictions.

Being a portion of the same property conveyed to West Park Village Partners, by Quitclaim Deed from West Park Village Partners, dated 3/8/2013, recorded 3/8/2013, of record in Instrument No. 20130308-0023469, in the Register's Office for Davidson County, Tennessee.

Also acquired by Deeds to West Park Village Partners of record in Instrument Nos. 20130228-0020097, 20130228-0020099, and 20130228-0020101, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 200 Burns Avenue, #5, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of October, 2014.

West Park Village Partners

By: Justin Hicks, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Justin Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Partner of West Park Village Partners, the within named bargainor and that he as such Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Partner.

WITNESS my hand and seal, this the 15th day of October, 2014.

Notary Public

Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires 10-3-18

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee

County of Wilson

SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

