BILL GARRETT, Davidson County
Trans:T20140083036 DEEDWARR
Recvd: 11/04/14 09:11 2 pgs
Fees:13.00 Taxes:338.55
20141104-0101602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 91,500.00

Affiant

Subscribed and sworn to before me, this 3rd day of October, 2014.

Notary Public

My commission expires: 2·11·16

ELIZABETH MAISON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KARLA J. NELSON **ERIC A. NELSON**	**BANK OF AMERICA, N.A.**	**135120A02200CO**
2045 NASHBORO BLVD	**4909 SAVARESE CIRCLE**	135120A08500CO
NASHVILLE, TN 37217	**TAMPA, FL 33634**	

FOR AND IN 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 ACKNOWLEDGE, WE,

CARLOS TORRES, UNMARRIED

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

KARLA J. NELSON and ERIC A. NELSON

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 ALL OF UNIT NO. 2045, TOGETHER WITH GARAGE UNIT 2021 G, ON THE MASTER PLAN OF NASHBORO VILLAGE TWELVE CONDOMINIUMS, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 4675, PAGE 121, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR COMPLETE DETAILS OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO CARLOS TORRES, BY CASH DEED OF TENNESSEE FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C., DATED 11/05/2013 AND RECORDED ON 11/13/2013 IN INSTRUMENT NUMBER 20131113-0117101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $62,500.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, WASHINGTON D.C., BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP, AS SUBSTITUTE TRUSTEE, DATED 11/07/2012 AND RECORDED ON 07/15/2013 IN INSTRUMENT NUMBER 20130715-0072857, SAID REGISTER'S OFFICE.

ALSO BEING THE SAME PROPERTY CONVEYED TO KEVIN MATHIS, UNMARRIED, BY QUITCLAIM DEED FROM JOSHUA D. BOYD, UNMARRIED, DATED 05/26/2011 AND RECORDED ON 05/31/2011 IN INSTRUMENT NUMBER 201105310041439, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2045 NASHBORO BLVD, NASHVILLE, TN 37217.

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 in 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 3rd day of October, 2014.

CARLOS TORRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CARLOS TORRES, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of October, 2014.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY