Record and Return
Tennessee Title Services
101 Springhouse Ct s-202
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090947 DEEDWARR
Recvd: 12/04/14 14:03 2 pgs
Fees:13.00 Taxes:862.10
20141204-0111303

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

B-VRES-14-7364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-18-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael A. Danylko and Amanda M. Danylko	First Bank	
(NAME)	(NAME)	**181-01-0B-156.00-CO**
7364 Sugarloaf Drive	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JESUS NELSON CLAROS, UNMARRIED AND VINCENT JOSEPH HERNANDEZ, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL DANYLKO AND AMANDA DANYLKO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section Three, Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050629-0074915, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jesus Nelson Claros and Vincent Joseph Hernandez by deed from Jesus Nelson Claros, f/k/a Nelson J. Claros of record in Instrument No. 20110225-0015509 Register's Office for Davidson County, Tennessee, dated February 16, 2011 and recorded on February 25, 2011.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20050629-0074915, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14, made applicable to Section Three in Instrument 20050629-0074848, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11069,page 24, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 11069, page 6, Register's Office for Davidson County, Tennessee.
- Agreement for Easement for Sanitary Sewers and/or Storm Drainage in Instrument No. 20010918-0100850 and Instrument No. 20040426-0046856, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee.
- All matters shown on the plan of record in Book 421, page 146, Register's Office for Davidson County, Tennessee.
- Agreement by and between Columbia Gulf Transmission Co. and Yadzian Construction in Instrument No. 20070725-0088276, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Open Space of record in Instrument Number 20130523-0052430, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7364 Sugarloaf Drive , Nashville, Tennessee 37211**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 26th DAY OF NOVEMBER, 2014.

Jesus Nelson Claros by Loy Carney, Attorney in Fact

Jesus Nelson Claros by Loy Carney,
Attorney in Fact

Vincent Joseph Hernandez by Loy Carney, Attorney in Fact

Vincent Joseph Hernandez by Loy Carney,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOY CARNEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JESUS NELSON CLAROS AND VINCENT JOSEPH HERNANDEZ, and who acknowledged he/she/they executed the same as the free act and deed of the said JESUS NELSON CLAROS AND VINCENT JOSEPH HERNANDEZ.

Witness my hand and official seal, this the 26th of November, 2014.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212