WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015352 DEEDWARR
Recvd: 03/03/15 08:26 2 pgs
Fees:13.00 Taxes:765.90
20150303-0018186

B-SR-15-154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2015.

Notary Public

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

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Maria Geraldine Zuniga Manrique	**First Citizens National Bank**	
(NAME)	(NAME)	
154 Hillsboro Place	**200 W Court Street**	**117030C15400CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Dyersberg, TN 38024**	
(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 **KARU JAYATHILAKE, MARRIED AND KATHLEEN MCCRACKEN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARIA GERALDINE ZUNIGA MANRIQUE AND HUSBAND, ALEJANDRO GUTIERREZ GONGORA,** 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 Unit 154; Hillsboro Place Condominiums, of record in Plat Book 5200, Page 725, amended in Plat Book 5200, Page 757 and 758, as established under Master Deed of record in Book 6244, Page 394, amended in Book 6285, Page 209, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed by Quitclaim Deed from Ajanta Roy, a married woman to Karu Jayathilake, a married man as recorded on the 14th day of January, 2009 in Instrument No. 20090114-0003738 and Quitclaim Deed from Karu Jayathilake to Karu Jayathilake, a 30% undivided interest and Kathleen McCracken, a 70% undivided interest as recorded on the 31st day of July, 2013 in Instrument No. 20130731-0079735, in the Register's Office of Davidson County, Tennessee. Said property is not and has never been the primary marital residence for said Karu Jayathilake.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PLACE, as recorded in Plat Book 5200, Page(s) 725, amended in Book 5200, Pages 757 and 758.
- Charter of Hillsboro Place Homeowner's Association recorded in Book 6265, Page 260.
- Deed to Metro Government of Davidson County and Nashville for sewers recorded in Book 6255, Page 937.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HILLSBORO PLACE Condominium of record in Book 6244, Page 394 , as amended by instrument(s) of record in Book 6285, Page 209; also subject to easements, rights and interests 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 building thereon.
- Easements recorded in Book 5870, Page 33, Book 3531, Page 592, Book 4240, Page 209, Book 5221, Page 681, Book 4633, Page 468, Book 4653, Page 915, Book 4158, Page 34 and Book 3965, Page 909.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **154 Hillsboro Place, Nashville, Tennessee 37215**.

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 27th DAY OF FEBRUARY, 2015.

Karu Jayathilake

Kathleen McCracken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of February, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of February, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212