WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052502 DEEDWARR
Recvd: 06/30/15 12:11 2 pgs
Fees:13.00 Taxes:1216.38
20150630-0063018

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,750.00.

David Donoso
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

G-RL-15-36

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)
Ivan A. Donoso and David Donoso	**United Nations Federal Credit Union**	
(NAME)	(NAME)	**91-15-E-36.00CO**
714 Centerpoint Lane	**24-01 44th Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Long Island City, NY 11101-4605**	
(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 **RICHLAND STATION, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **IVAN A. DONOSO, MARRIED AND DAVID DONOSO, UNMARRIED AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP ,** 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 36, RICHLAND STATION, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from David Helton, unmarried to Richland Station LLC, as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067684; part of Quitclaim Deed from David Helton, unmarried to Richland Station LLC, as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067683; part of Warranty Deed from Adelaide Lawrence Sauer and husband, Matthew Sauer to Richland Station LLC, as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067689; part of Quitclaim Deed from Adelaide Lawrence Sauer and husband, Matthew Sauer to Richland Station LLC, as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067688; part of Warranty Deed from Advisory Board Tennessee Church of the Nazarene, Inc., Successor to McClurkan Memorial Church of the Nazarene, Inc. which is now dissolved to Richland Station, LLC, a Tennessee Limited Company as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067686 and part of Quitclaim Deed from Advisory Board Tennessee Church of the Nazarene, Inc., Successor to McClurkan Memorial Church of the Nazarene, Inc. which is now dissolved to Richland Station, LLC, a Tennessee Limited Company, as recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067685, in the Register's Office of Davidson County, Tennessee.

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 REALTY SAVINGS BANK & TRUST, as recorded in Plat Book 421, Page(s) 18 and RICHLAND STATION recorded at Instrument No. 20140220-0014719.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions for Richland Station recorded in Instrument No. 20140213-0012916.
- Charter of Homeowners Association recorded at Instrument No. 20140213-0012915.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 5756, Page 615.
- Easement for Storm Water, recorded in Book 1711, Page 486.
- Unrecorded Sewer Easement referenced in Deeds recorded in Book 4418, Page 756 and Book 7791, Page 254.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20131122-0120386.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **714 Centerpoint Lane, Nashville, Tennessee 37209**.

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 24th DAY OF JUNE, 2015.

Richland Station, LLC

BY: _____
Jenn Garrett
Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the DIRECTOR of RICHLAND STATION, LLC the within named bargainor, a limited liability company, and that he/she as such DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of June, 2015.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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