Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July 2015.

Notary Public
My commission expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 08/04/15 11:48 3 pgs
Fees:18.00 Taxes:943.50
20150804-0077120

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Meghan L. Weaver	SWBC Mortgage Corporation	117110J320.00
2025 Woodmont Blvd. Unit 320	9311 San Pedro Ave #100	
Nashville TN 37215	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Ricardo Erasso Arango and wife Beatriz E. Hernandez Moncaleano hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Meghan L. Weaver, an unmarried person hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 320 together with the appurtenant interest in the common elements of the The Hillmont Condominiums a horizontal property regime established by Master Deed of record in as Instrument NO. 20040209-0015685 re-recorded at No. 20040212-0017074 and amended in No.20050404-0036415 and No. 20050512-0053861 Register's Office for Davidson County, Tennessee said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Ricardo Erasso Arango and wife Beatriz Hernandez Moncalean by deed from David Nitschke of record in Instrument No. 20100112-0002859 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No. 20010209-0015685 and recorded in 20040212-0017074 and amended in No.20050404-0036415 and No. 20050512-053861 Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the

Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Hillmont Condominiums 4) Grant of Easement of record in Instrument No. 20110930-007511

This property is improved property known as 2025 Woodmont Blvd. Unit 320, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31 day of July, 2015.

Ricardo Erasso Arango

Beatriz E. Hernandez Moncaleano

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ricardo Erasso Arango and Beatriz E. Hernandez Moncalean, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2015.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 08958

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or 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.

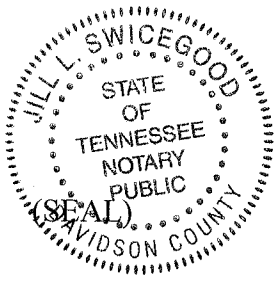
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018