| | |
|---|---|
| (Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF**<br><br>The actual consideration or value, whichever is greater, for this transfer is $120,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of August, 2015.<br><br>Notary Public<br><br>My commission expires: 11-6-17 |

**THIS INSTRUMENT PREPARED BY**
**Solomon | Parks Title & Escrow, LLC**
**4025 Hillsboro Road # 601**
**Nashville, TN 37215**

Davidson County DEEDWARR
Recvd: 08/19/15 08:11 3 pgs
Fees:18.00 Taxes:444.00
**20150819-0083316**

**WARRANTY DEED**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Kristen Brown** | **Kristen Brown** | **Map\Parcel: 163-16A-134.00CO** |
| **1902 Isabelle Lane** | **1902 Isabelle Lane** | |
| **Antioch, TN 37013** | **Antioch, TN 37013** | |

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,

**Marielena Ramos, married**

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

**Kristen Brown and William Brown, wife and husband**

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, bring Unit No. 254 on the Plan of Phase Two, Provincetown, a horizontal property regime with private elements of record in Instrument No. 20050609-0066104, Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Marielena Romos by Quitclaim deed from German Baratto of record in Instrument No. 20130321-0027916 Register's Office for Davidson County, Tennessee, dated March 19, 2013 and recorded on March 21, 2013. Being also known as 1902 Isabelle Lane Antioch, TN 37013.
German Baratto hereby joins in to convey any and all martial interest he may have in this property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Subject to all matters shown on the Plan of record in Instrument No. 20040218-0018392 and revised in Instrument No. 20080729-0077388, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and

other undertakings contained in the Declaration establishing a Horizontal Property Regime of Phase Two, Provincetown, a Horizontal Property Regime of record in Instrument No. 20031119-0168785, as supplemented in Instrument No. 20050609-0066104, Instrument No. 20060825-0105504 and Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee.
Development and Easement Agreement and Agreement to Share Costs in Instrument No. 20031124-0170577, Register's Office for Davidson County, Tennessee.
Quitclaim Deed conveying common areas in Instrument No. 20031120-0169428 and Instrument No. 20050803-0091277, Register's Office for Davidson County, Tennessee.
Conveyance of Stream Buffers and Drainage Easement to Provincetown Homeowners Association of record in Instrument No. 20080226-0018727, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030910-0132287, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 1902 Isabelle Lane Antioch, TN 37013.

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 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 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 14th day of August, 2015.

Marielena Ramos

German Baratto

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Marielena Ramos and German Baratto the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2015.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE