BILL GARRETT, Davidson County
Trans:T20150081465 DEEDWARR
Recvd: 09/24/15 13:36 2 pgs
Fees:13.00 Taxes:362.60
20150924-0097298

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2015.

Notary Public

My commission expires: 8/23/16

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Notary Stamp)

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Esperanza Ruiz	**US BANK NA**	**Map\Parcel: 162-05-0C-019.00-CO**
5515 Country Drive, #19	**4801 Frederica Street**	
Nashville, TN 37211	**Owensboro, KY 42301**	

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,

Carolina Garcia and Alfredo Garcia, husband and wife

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

Esperanza Ruiz, a single woman and Arnoldo Garcia, unmarried , tenants in common with full right of survivorship
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:

A certain Condominium Apartment in Davidson County, Tennessee, being Town House 19 in Hickory Valley Condominiums, a horizontal property regime in Nashville, Tennessee, as shown on the Plan of Hickory Valley of record in Book 4460, Page 27, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.
Being the same property conveyed to Carolina Garcia, a married woman by Warranty deed from Patsy Sue Claude, trustee u/a/d August 23, 2005 of The Patsy Sue Claude Revocable Living Trust Agreement, as amended on September 18, 2008, and further amended on January 13, 2015 of record in Instrument No. 20150303-0018322 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 03, 2015.
Being also known as 5515 Country Drive, #19 Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes which have been prorated or paid and assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 27, 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 Master Deed establishing a Horizontal Property

Regime of Hickory Valley Condominiums of record in Book 4521, Page 571, as amended in Book 5001, Page 394, Book 8466, Page 263 and Book 10597, Page 675, and as corrected in Book 10645, Page 743, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 4521, Page 582, amended in Book 10597, Page 703, rerecorded in Book 10645, Page 774, Register's Office for Davidson, County, Tennessee.
Charter for Hickory Valley Condominiums of record in Book 9512, Page 312, in the Register's Office for Davidson County, Tennessee.
Access easement of record in Book 4842, Page 979 and Book 5606, Page 663, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 5515 Country Drive, #19 Nashville, TN 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 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 23rd day of September, 2015.

Carolina Garcia

Alfredo Garcia

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Carolina Garcia and Alfredo Garcia** 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 they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2015.

Notary Public

My Commission Expires: 8.21.17

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