Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON COMMISSION EXPIRES JUNE 25, 2017 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $54,000.00 Jaime Cardenas Affiant Subscribed and sworn to before me, this 30th day of November, 2015. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leticia Diaz **Jaime Cardenas**	**New Owner**	**Map/Parcel: 147-03-0-B-098.00**
370 Wallace Road Apartment C1		
Nashville, TN 37211		

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,

Rick Luningham, married

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

Leticia Diaz and Jaime Cardenas

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, being Unit No. C-1 on the Plan of Southern Hills Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Rick Luningham, married, by Warranty Deed, from Linda J. Ingram, unmarried, dated February 23, 2001, of record in Instrument No. 20010302-0019539, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Charter HOA of record in Book 6576, Page 69, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 6695, Page 22, Register's Office for DAVIDSON County, Tennessee.
Easement to First Suburban Water Utility District of record in Book 4435, Page 29, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6594, Page 502 and amended in Book 7044, Page 209, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 6594, Page 547, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.

BILL GARRETT, Davidson County
Trans:T20150102734 DEEDWARR
Recvd: 12/04/15 11:51 2 pgs
Fees:13.00 Taxes:199.80
20151204-0122409

Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 370 Wallace Road Apartment C1, 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 30th day of November, 2015.

Rick Luningham

*Frankie Luningham, spouse of Rick Luningham, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Frankie Luningham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 30th day of November, 2015.

My Commission Expires: 12-19-2018 Notary Public

MICHELLE FROST NOTARY PUBLIC JOHNSON CO., ARKANSAS Commission No. 12369283 My Commission Expires Dec. 19, 2018

File #: **150679JM**
RECORD & RETURN TO:
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Brentwood, TN 37027