Box#14
G# 28012-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001765 DEEDWARR
Recvd: 01/08/16 09:08 2 pgs
Fees:13.00 Taxes:904.65
20160108-0001895

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$244,500.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of January, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Layne A. Pollak	**SWBC Mortgage, ISAOA, ATIMA**	**Map 142-08-0-A-032-00co**
119 Holly Forest	**9311 San Pedro, Suite 100**	
Nashville, TN 37221	**San Antonio, TX 78216**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Madeline Marie Golden and John Golden, wife and husband

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

Layne A. Pollak, a married man

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. 32, on the Plan of Phase 1, Coronada Town Home Condominiums, a horizontal property regime pursuant to Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 4860, Page 26, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof, together with the said Apartments appurtenant undivided interest in the general and limited common elements of the condominium.

BEING all the same property conveyed to Madeline Marie Golden, by Warranty Deed from Alan David Moore, and spouse Sharon Moore, dated February 27, 2008 of record in Instrument No. 20080229-0020242, Register's Office for Davidson County, Tennessee.

John Golden, spouse of the above named Madeline Marie Golden, joins in conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following:

(1) All matters shown on the Plan of record as set forth in Plat Book 4860, Page 26, said Register's Office;
(2) The Premises herein insured is a condominium apartment established pursuant to all 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 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Coronada Condominiums, of record in Book 4901, Page 679, and as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, Book 5869, Page 269, Register's Office for Davidson County, Tennessee;
(3) By-Laws of Coronada Homeowners' Association, Inc. of record in Book 4901, Page 702, Register's Office for Davidson County, Tennessee;
(4) Resolution to waive right of First Refusal on sale of Units, as reserved in the Bylaws of Coronada Condominium Association of record in Instrument No. 20100304-0016850, Register's Office for Davidson County, Tennessee;
(5) Charter of Coronada Condominium Association, Inc. of record in Book 4902, Page 938, amended in Book 6132, Page 118 and Book 7694, Page 733, Register's Office for Davidson County, Tennessee;
(6) Grant of Underground Utility Easement of record in Book 7173, Page 324, Register's Office for Davidson County, Tennessee.
(7) Taxes for the current year which have prorated and were paid by the Grantors herein and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **119 Holly Forest, Nashville, TN 37221**

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 **7th** day of **January, 2016.**

Madeline Marie Golden

John Golden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Madeline Marie Golden and John Golden,** the within named sellers, 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 Nashville, Tennessee, this **7th** day of **January, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17