WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160002586 DEEDWARR
Recvd: 01/11/16 15:04 2 pgs
Fees:13.00 Taxes:2312.50
20160111-0002830

R-BR-15-3210-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adriana Mirra	**Same as New Owner**	
(NAME)	(NAME)	
3210 W End Circle, #303	"	**104-02-3D-303.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-1360	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARK A. ARRIETA AND GAYLE ARRIETA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ADRIANA MIRRA, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit Number 303, on the Plan of The Maxwell, as shown on and established by the Declaration of the Maxwell, a condominium, together with any storage unit and parking space specified in Exhibit F of said Declaration of the Maxwell, a condominium, of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description. The Easements, Restrictive Covenants, Bylaws, Conditions and Regulations imposed upon and relating to each Unit, property, co-owners or tenants of The Maxwell, a condominium, contained in the Declaration of the Maxwell of record in Instrument No. 20091214-0113711, Register's Office for Davidson County, Tennessee and are incorporated herein by reference and made a part hereof as though copied herein.

Being the same property conveyed to Mark A. Arrieta and Gayle Rogers, as joint tenants with the right of survivorship by Quitclaim deed from Mark A. Arrieta of record in Instrument No. 20110916-0072012 Register's Office for Davidson County, Tennessee, dated September 06, 2011 and recorded on September 16, 2011. The said Gayle Rogers having since married and now being known as Gayle Arrieta.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 82, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of the Maxwell, a condominium of record in Instrument Number 20091214-0113711, Notice of Termination of Declarant's Rights recorded as Instrument No. 20110603-0042602, Register's Office for Davidson County, Tennessee.
- Charter of the Maxwell Home Owner's Association of record in Instrument Number 20091211-0113268, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20070510-0056063, in the Register's Office for Davidson County, Tennessee.
- Sewer Agreement of record in Instrument Number 20070522-0060781, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3210 W End Circle, #303, Nashville, Tennessee 37203-1360**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 8th DAY OF JANUARY, 2016.

Mark A. Arrieta

Gayle Arrieta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. ARRIETA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAYLE ARRIETA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212