WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-2231

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$94,000.00

|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|19 day of January, 2016

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

JESSICA LASCELLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Getenet Taglo 621 Longhunter Court Nashville, TN 37217	Banc of California DBA Banc Home Loans 18500 Von Karman Avenue, Ste 1100 Irvine, CA 92612	135.08-0A-621.00 CO

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 acknowledged, we,

Cristina M. Ortiz N/K/A Cristina Mejia, a married person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Getenet Taglo, a married man, as sole and separate property

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 unit in Davidson County, Tennessee, described as follows:

Unit No. 621, A Horizontal Property Regime as shown on the condominium site plan of Nashboro Village Nineteen Condominiums of record in Book 5200, page 80, Davidson County, Tennessee. The premises herein conveyed in a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administrations thereof; to easements rights and interest in favor of other unit owners and all power, water, electrical telephone and other utility easements not or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, easements and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Nashboro Village Nineteen Condominiums of record in Book 5200, Page 80, Said Register's Office. This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out on Section 66-27-101 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, ect, right and interest in favor of other unit owners; options, burdens, assessments and undertakings, ect., contained in the Master Deed of record in Book 5333, page 957, said Register's Office.

Being the same property conveyed to Cristina M. Ortiz, unmarried by Deed from Steve Haley and wife, Jill S. Haley dated 10/17/2013 of record in Instrument Number 20131024-0111033, Register's Office for Davidson County, Tennessee. The said Cristina M. Ortiz has since married Felipe Mejia and is now known as Cristina Mejia. Cristina Mejia and Cristina M. Ortiz is one and the same person.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 5200, Page 80, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in the Master Deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee
4) Property is subject to the HOA Charter of record in Book 5344, Page 959, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 621 Longhunter Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20160006324 DEEDWARR
Recvd: 01/25/16 13:37 2 pgs
Fees:13.00 Taxes:347.80
20160125-0006918

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, their heirs and assigns, forever; and we do covenant with 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 our hand(s) this 19th day of January, 2016.

Cristina Mejia

Cristina Mejia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cristina Mejia, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2016.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076