WARRANTY DEED

File #15551

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of Jan, 2016

Notary Public

MY COMMISSION EXPIRES: 11-5-2018

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160007988 DEEDWARR
Recvd: 01/29/16 13:25 2 pgs
Fees:13.00 Taxes:550.93
20160129-0008921

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cari N. Cohen	Bank of America NA	142-07-0-D22-70-0CO
(NAME) 227 Wynbrook Court	(NAME) P. O. Box 961291	
(ADDRESS) Nashville, TN 37221-2823	(ADDRESS) Fort Worth, TX 76161-0291	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Beatriz Andrea Solorzano, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cari N. Cohen, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium in Davidson County, Tennessee, being Unit No. 227 of the Wynbrook Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Wynbrook Condominiums, of record in Book 7285, Page 918, as amended in Book 7507, Page 271, in the Register's Office of Davidson County, Tennessee, including with limitation the By-Laws appended thereto, of record in Book 7285, page 957, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Wynbrook Condominiums, for placement of Units as set out on Exhibit "A" to the Master Deed of record in Book 7285, page 918 and Exhibit "C" to the Amendment to Master Deed of record in Book 7507, page 271, said Register's Office for a more complete identification and description of such Unit.

BEING the same property conveyed to Beatriz Andrea Solorzano by Quitclaim Deed from Ana Maria Pelaez de Solorzano, dated 1/8/2016, recorded 1/19/2016, and appearing of record in Instrument No. 20160119-0005095, Register's Office for Davidson County, Tennessee. *See also* quitclaim deeds from Rogelio Roberto Solorzano (Instrument No. 20151221-0127805, RODC), Ana Gabriela Solorzano (Instrument No. 20151221-0127806, RODC) and Ana Lorena Solorzano (Instrument No. 20151221-0127807, RODC). *See also* Affidavits of Heirship recorded at Instrument Nos. 20151221-0127802, 20151221-0127803, 20151221-0127804 and 20160119-0005094, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Rogelio Antonio Solorzano Estrada, married, and Beatriz Andrea Solorzano, unmarried, dated 9/28/2010, recorded 8/3/2011, and appearing of record in Instrument No. 20110803-0059666, Register's Office for Davidson County, Tennessee. The said Rogelio Antonio Solorzano Estrada having since died on July 20, 2013 a resident of Venezuela, South America, and his interest in the subject property having become vested in his heirs: Ana Maria Pelaez de Solorzano, Rogelio Roberto Solorzano, Ana Lorena Solorzano, Ana Gabriela Solorzano, and Beatriz Andrea Solorzano.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 227 Wynbrook Court, Nashville, TN 37221-2823

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28th day of January, 2016.

Beatriz Andrea Solorzano

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Beatriz Andrea Solorzano, the bargainor, with whom I am personally acquainted, (or proved to me her identity 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 at office, this 28 day of January, 2016.

NOTARY PUBLIC

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 1/20/19