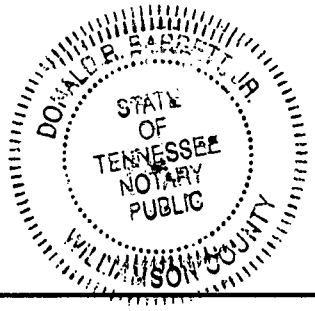
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/25/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Touch Som	NEW OWNER	147-03-OB-027.00-CO
(NAME)	(NAME)	
370 Wallace Road, G4		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160009304 DEEDWARR
Recvd: 02/03/16 11:00 2 pgs
Fees: 13.00 Taxes: 238.65
20160203-0010500

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Azucena Rios, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Touch Som , unmarried and**
Sokaea Sar, unmarried, tenants in common with right of survivorship, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Unit No. G-4, of Southern Hills Condominium 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 Condominium 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 Azucena Rios, unmarried by Warranty Deed from John S. Childs and wife, Alice D. Childs, dated June 16, 2014 and recorded June 18, 2014 of record in Instrument Number 20140618-0053107, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
Rights of the Co-Owners of Freeman Webb Developers, Inc., in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 6594, Page 502 and First Amendment recorded as Book 7044, Page 209, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.
The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien.

Agreement for Dedication of Easement for Sanitary Sewers or Storm Drainage is recorded on October 29, 1985 in Book 6695, Page 22, in the Register's Office of Davidson County, Tennessee. Charter of Southern Hills Condominium Association, Inc., recorded on June 6, 1985 in Book 6576, Page 69, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 370 Wallace Road, G4, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or 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/or 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 1st day of February, 2016.

Azucena Rios

State of Tennessee
County of Williamson

Personally appeared before me Azucena Rios, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged ~~that she~~ executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of February, 2016.

Notary Public
My Commission Expires: 8/21/19

DONALD B. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027