# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/2/19

(AFFIX SEAL)

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-29761

DONALD R. BARRETT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**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 |
|---|---|---|
| Azucena Rios | NEW OWNER | 135-08-OA-631.00 |
| (NAME) | (NAME) | |
| 631 Longhunter Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20160013756 DEEDWARR
Recvd: 02/19/16 09:48 2 pgs
Fees:13.00 Taxes:336.70
20160219-0015802

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, **Doris J. Cole, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Azucena Rios,unmarried**, 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:

Land in Davidson County, Tennessee, Being Unit No. 631 on the Plan of Nashboro Village Nineteen Condominium, as of record in Plat Map recorded in Book 5200, Page 80, Master Deed Book 5333, Page 957, Book 4827, Page 14 and Book 5469, Page 840, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Doris J. Cole by Deed from Timothy J. Miller and wife, Kristi T. Miller, Kristi T. Bates is now married as Kristi T. Miller adn one and the same person, of record in Instrument No. 200007240072543, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plat of record in Boundary Plat Book 4660, Page 85, Plat Book 5200, Page 80, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4827, Page 14, Supplemental Declaration of record in Book 5469, Page 840, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 5333, Page 957, in the Register's Office for Davidson County, Tennessee.
Charter of Nashboro Village Nineteen Condominium Association of record in Book 5344, Page 959, in the Register's Office for Davidson County, Tennessee.
Charter of Nashboro Village Homeowners Association of record in Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 4821, Page 107, in the Register's Office for Davidson County,

Tennessee.
Easement contained in Quitclaim Deed of record in Book 8524, Page 546, 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 631 Longhunter Court, Nashville, TN 37217
(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 17th day of February, 2016.

Doris J. Cole

State of Tennessee
County of Williamson

Personally appeared before me Doris J. Cole, 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 17th day of February, 2016.

Notary Public
My Commission Expires: 8/20/17

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

WILLIAMSON COUNTY
DONALD R. PARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE