WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027004 DEEDWARR
Recvd: 04/04/16 13:03 2 pgs
Fees:13.00 Taxes:647.50
20160404-0031776

P-VRES-16-807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

AMY DIETERLE
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)
Dylan T. Mayorquin and Carrol W. Kleinschmidt	New Owner	
(NAME) **807 Running Deer**	(NAME)	**142-08-0B-085.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOHN B. JARRATT, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DYLAN T. MAYORQUIN, A SINGLE MAN, AND CARROL W. KLEINSCHMIDT, A MARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. Unit No. 85 of Phase IV, Coronada Town Home Condominiums, a Condominium Development, of record in Plat Book 5200, Page 217, in the Register's Office for Davidson County, Tennessee established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Book 4901, Page 679, as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, and Book 5869, Page 269, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws, of record in Book 4901, Page 702, as amended in Instrument No. 20100304-0016850, for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to John B. Jarratt, an unmarried man by Warranty deed from Randy McCormick, unmarried of record in Instrument No. 20151202-0121322 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 2, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Page 217;
- By-Laws, of record in Book 4901, Page 702, amended in Instrument No. 20100304-0016850 and Master Deed of record in Book 4901, Page 679, amended in Book 5202, page 329, Second Amendment in Book 5306, Page 241, Third Amendment in Book 5522, page 675 and Fourth Amendment in Book 5869, Page 269;
- HOA Charter of record in Book 4902, Page 938, amended in Book 6132, Page 118 and Book 7694, Page 733;
- Sanitary sewer easement of record in Book 4788, Page 761, Book 4816, Pages 965 and 968;
- Maintenance agreement of record in Book 11035, Page 239;
- Ingress/Egress and Utility Access of record in Book 9045, Page 954 and Book 10237, Page 775, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **807 Running Deer , Nashville, Tennessee 37221**.

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 1st DAY OF APRIL, 2016.

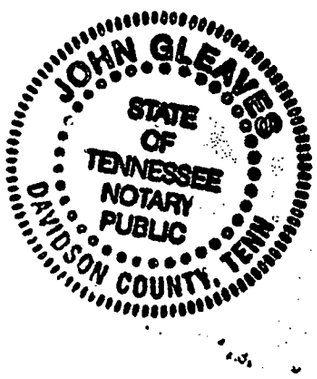
John B. Jarratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN B. JARRATT, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
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Nashville, TN 37212