BILL GARRETT, Davidson County
Trans:T20160034225 DEEDWARR
Recvd: 04/26/16 11:03 2 pgs
Fees:13.00 Taxes:1443.00
20160426-0040469

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 390,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2016.

Notary Public

My commission expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Silvia San Martin	Same as Owner	**072150J00200CO**
1517 Porter Road		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

JRS Development Partners

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Silvia San Martin, married

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:

Land in Davidson County, Tennessee, being Unit "B", Homes at 1601 Porter Road, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1601 Porter Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140908-0082212, Register's office for Davidson county, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to JRS Development Partners by Warranty Deed from CMF Development, LLC dated 03/24/14 and recorded on 03/28/14 in Instrument No. 20140328-0025656, said Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to CMF Development, LLC by Warranty Deed from Charles D Gunselman and wife, Teresa J Gunselman dated 04/18/07 and recorded on 04/24/07 in Instrument No. 20070424-0048943, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1517 Porter Road, Nashville, TN 37206.

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 in 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/our hand(s) this 22nd day of April, 2016.

JRS Development Partners
By: Shahin Shariati
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Shahin Shariati with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Member of JRS Development Partners and that he is authorized by JRS Development Partners to execute this instrument on its behalf. Witness my hand, at office, this 22nd day of April, 2016.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016