Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027 BILL GARRETT, Davidson County Trans:T20160054871 DEEDWARR Recvd: 06/28/16 09:55 2 pgs Fees:13.00 Taxes:1681.28 20160628-0065681	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is ~~$454,400.00~~ Affiant Subscribed and sworn to before me, this the 27th day of June, 2016. Notary Public My commission expires: 04-19-2016 (AFFIX SEAL) KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sandya Gunasekera	**Sandya Gunasekera**	**104-02-1B-010.00-CO**
3186 Parthenon Avenue H	**900 20th Avenue South #1008**	
Nashville, TN 37203	**Nashville, TN 37212**	

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 ACKNOWLEDGED, WE,

Mario Andres Trujillo, single man

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

Sandya Gunasekera, single,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. H, together with the appurtenant interest in the common elements of Graymont Park Homeowner's Association, Inc., a horizontal property regime with private elements established by Master Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050803-0090964, amended in Instrument No. 20060912-0112893, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site Plan attached as Exhibit "C" to the amendment to the aforementioned Declaration of record in Instrument No. 20060912-0112893, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MARIO ANDRES TRUJILLO, SINGLE MAN, by deed from WILLIAM PATRICK ORTALE IV, MARRIED AND WILLIAM PATRICK ORTALE III, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP of record in Instrument No. 20141113-0104776, dated November 10, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **3186 Parthenon Avenue H, Nashville, TN 37203**.

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, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 27th day of June, 2016.

Mario Andres Trujillo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mario Andres Trujillo**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th** day of **June, 2016.**

Notary Public
My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY