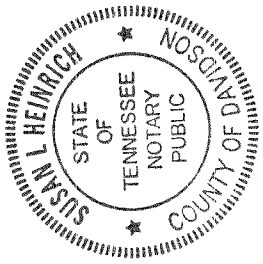
Davidson County	DEEDWARR
Recvd: 06/28/16 12:52	3 pgs
Fees:18.00 Taxes:166.50	
20160628-0065891	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

John P Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Luis E. Barriga	Luis E. Barriga	147 02 0B 111.00
(NAME)	(NAME)	
550 Harding Place, Apt F-109	550 Harding Place, Apt F-109	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Forty-Five Thousand And No/100 Dollars ($45,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John P. Davenport**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Luis E. Barriga, an unmarried man**, 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: Unmarried

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. F-109 as specified on the Plat shown in Master Deed, on the Plan of Caldwell Court Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Caldwell Court Condominiums, of record in Book 6188, page 744, Instrument No. 20070509-0055551, and Instrument No. 20071011-0120947, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws of record in Book 6188, page 787, appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Caldwell Court Condominiums, for placement of Units, as shown on Exhibit "A-2" to the Master Deed of record under Book No. 6188, page 744, Instrument No. 20070509-0055551, and Instrument No. 20071011-0120947, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to John P. Davenport, unmarried by Warranty Deed from James S. F. Boyd, unmarried dated January 3, 2014 and recorded January 9, 2014 as Instrument No. 20140109-0002268, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-163854FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 550 Harding Place, Apt F-109, Nashville, TN 37211

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, has 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 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 our hands this 24th day of June, 2016.

John P. Davenport

File Number: GRN-163854FC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

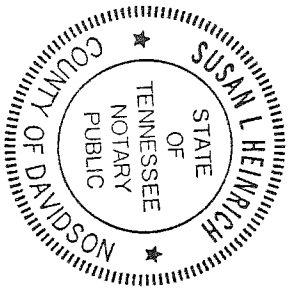
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John P. Davenport, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of June, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)



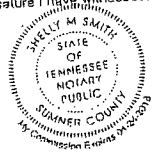
True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-163854FC