New Owners: (send tax bills to this address)	Kevin A. Nugent and Helen H. Nugent 2019 Lombardy Avenue Nashville, TN 37215	Instrument Prepared by: Aaron Fletcher East Nash Title, LLC 4205 Gallatin Road Nashville, TN 37216
Map/Parcel:	**117 07 0J 003.00**	

BILL GARRETT, Davidson County
Trans: T20160087727 DEEDWARR
Recvd: 10/05/16 12:41 2 pgs
Fees: 13.00 Taxes: 1294.63
20161005-0105254

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or the value of the property, whichever is greater, is three hundred and forty-nine thousand, nine hundred, and 00/100 dollars ($349,900.00).

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Sworn to and subscribed before me on this 30th day of September, 2016.

Notary Public

My commission expires 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

For and in consideration of three hundred and forty-nine thousand, nine hundred, and 00/100 dollars ($349,900.00) paid by the Grantees, KEVIN A. NUGENT and HELEN H. NUGENT, husband and wife, and other good and valuable consideration the receipt of which is hereby acknowledged, the Grantor, ANTONIO M. GRANDA, unmarried, hereby conveys to Grantees any and all of his interest in the following land, together with all easements held or granted by Grantor, and he warrants the title to that land against the lawful claims of all persons whomsoever:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2019 of Kingsbridge Condominiums, a Horizontal Property Regime established under the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-17-101 through 66-2-123) and the provisions of the Master Deed for Kingsbridge Condominiums, as of record in Book 7105, Page 777, as amended in Book 7457, Page 15, and Book 9539, Page 564, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto as of record in Book 7105, Page 804, Register's Office for Davidson County, Tennessee.

Together with the undivided percentage interest in the Common Elements as defined by the Master Deed and pertaining to said unit and all other rights, powers, privileges, and interests appertaining to said unit pursuant to the Master Deed.

Together with allocated Parking Space No. P-6 being an inseparable appurtenance thereto as provided by said Master Deed.

Being the same property conveyed to ANTONIO M. GRANDA by Warranty Deed from TRACI L. SPEARS, unmarried, of record in Instrument No. 20050518-0055964 Register's Office for Davidson County, Tennessee, dated May 15, 2005, and recorded on May 18, 2005.

This improved property has the address of 2019 Lombardy Avenue Nashville Tennessee 37215.

By affixing my signature below, I hereby execute the foregoing Warranty Deed:

Antonio M Granda

Antonio M. Granda, Grantor

AARON FLETCHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 30th day of SEPTEMBER, 2016, before me personally appeared **Antonio M. Granda**, known to me to be the person described in and who executed the foregoing Warranty Deed, and acknowledged that he executed the foregoing instrument as his free act and deed.

Notary Public

07/02/18
My commission expires