WARRANTY DEED

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-VRES-16-0173-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

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)
Ricky D. Stark	New Owner	
(NAME) **173 Nashboro Greens**	BILL GARRETT, Davidson County Trans:T20160101655 DEEDWARR Recvd: 11/17/16 09:49 2 pgs Fees:13.00 Taxes:662.30 20161117-0121193	135-11-0C-05-900-CO
(ADDRESS) **Nashville, TN 37217-3925**		
(CITY) (STATE) (ZIP)	(CITY)	

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, **FRANCISCO JOSE DOMINGUES, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICKY D. STARK,** 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:

Being Unit 216 on the Plan of Horizontal Property Regime, Private Element Plat, Phase Two on the Plan of Nashboro Village-Tract 18, as shown by plat appearing of record in Book 9700, Page 968 as amended in Instrument Number 20010423-0039877, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Francisco Jose Domingues Jr, unmarried by Warranty deed from Tonie Do, unmarried of record in Instrument No. 20140604-0048436 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 04, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 968, as amended in Instrument No.20010423-0039877, Plat Book 4860, Page 73 and Plat Book 5200, Page 444, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 11703, Pages 518 and 520, Book 5469, Page 840, Book 7751, Page 907, Book 11703, Page 581, Instrument No. 20000316-0027171, Instrument No. 20001031-0108075, Instrument No. 20010322-0027767, Instrument No. 20000627-0063887, Instrument No. 20010923-0073937, Instrument No. 20021211-0152723, Instrument No. 20070118-0007533, Instrument No. 20091105-0102438, and Instrument No.20050222-0018814, Instrument No. 20050222-0018813 and Instrument No. 20010322-0027768, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 11703, Page 560 and Instrument No. 20031118-0168332, in the Register's Office for Davidson County, Tennessee;
- Charter of Greens Homeowner's Association, Inc., of record in Book 11703, Page 579, in the Register's Office for Davidson County, Tennessee;
- Subject to Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee;
- Easement for sewer of record in Book 8870, Page (s) 887 and 932, and Instrument No. 20001012-0101575, in the Register's Office for Davidson County, Tennessee;
- Overhead Line Easement of record in Book 11594, Page 299, in the Register's Office for Davidson County, Tennessee;
- Easement for Cart Path of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee;
- Judgment of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee;
- Right of Way Dedication of record in Book 4460, Page (s) 149 through 151, inclusive, in the Register's Office for Davidson County, Tennessee;

- Anchor Easement of record in Book 5563, Page 5, in the Register's Office for Davidson County, Tennessee;
- Conveyance of the common area to Greens Homeowner's Association, Inc., of record in Instrument Number 20001010-0100361, in the Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Instrument Number 20010314-0024179, and Instrument No. 20020815-0098780, in the Register's Office for Davidson County, Tennessee;
- Easement for Cable Television of record in Instrument Number 20001012-0101575, in the Register's Office for Davidson County, Tennessee;
- Agreements of record in Instrument Number 20020507-0056329, in the Register's Office for Davidson County, Tennessee;
- Quitclaim Deed to Homeowner's Association of record in Instrument Number 20021211-0152725, in the Register's Office for DavidsonCounty, Tennessee;
- Restrictions of record as Instrument Number 20050316-0028619 in the Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **173 Nashboro Greens, Nashville, Tennessee 37217-3925**.

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 16th DAY OF NOVEMBER, 2016.

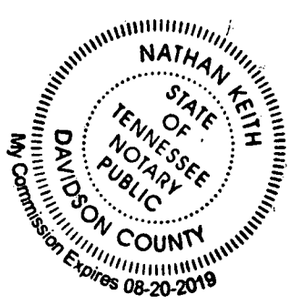
Francisco Jose Domingues, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCISCO JOSE DOMINGUES, JR., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212