WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

G-VRES-17-1015

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)
Daniel George and Laura Bermudez	new owner	
(NAME)	(NAME)	**083-13-0B-206.00-CO**
926 Montrose Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DON RAINES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL GEORGE AND LAURA BERMUDEZ, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 206, with a street address of 1015 Fatherland Street, Unit 206, Nashville, TN 37206, as shown on the Revised Condominium Plat of which is attached to the Second Amendment to the Master Deed of 37206 Building of record in Instrument No. 20051006-0120763, as amended in Instrument Nos. 20051027-0129747, and 20061023-0131425, as re-recorded in Instrument Nos. 20061101-0135575 and 20061113-0140782, and as amended in Instrument No. 20070112-0005378, Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of such unit.

Being the same property conveyed to Don Raines, unmarried by Warranty deed from Martin Corner, G.P. of record in Instrument No. 20080909-0091968 Register's Office for Davidson County, Tennessee, dated August 27, 2008 and recorded on September 09, 2008.

Don Raines having since married. The above referenced property was investment property for the Grantor and has never been the principal marital residence.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051006-0120763, as amended at Instrument Nos. 20051027-0129747, 20061023-0131425 (rerecorded at Instrument Nos. 20061101-0135575 and 20061113-0140782), 20070112-0005378 and 20140117-0131425 (rerecorded at Instrument Nos. 20061101-0135575 and 20061113-0140782), 20070112-0005378 and Instrument No. 20140117-0004964, Register's Office for Davidson County, Tennessee.
- Charter of the Homeowners Association of record in Instrument Number 20061109-0139403, in the Register's Office for DavidsonCounty, Tennessee.
- By-Laws of the Homeowners Association of record in Instrument Number 20051006-0120763, in the Register's Office for DavidsonCounty, Tennessee.
- Easement(s) of record in Instrument Number 20051114-0136915 and 20051117-0139055, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1015 Fatherland Street #206 , Nashville, Tennessee 37206**.

BILL GARRETT, Davidson County
Trans: T20170009531 DEEDWARR
Recvd: 02/01/17 13:52 2 pgs
Fees: 13.00 Taxes: 1036.00
20170201-0010802

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 30 DAY OF JANUARY, 2017.

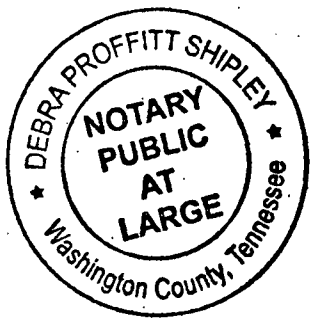
Don Raines

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DON RAINES, 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 30th of January, 2017.

Notary Public
My Commission Expires: 1-8-2018
(SEAL)



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