BILL GARRETT, Davidson County
Trans:T20170017080 DEEDWARR
Recvd: 02/27/17 15:36 2 pgs
Fees:13.00 Taxes:1126.65
20170227-0019515

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0205

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $304,500.00

Affiant

Julie Hamilton State of Tennessee Notary Public Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of February, 2017

Notary Public
Commission Expires: 7/3/2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sandya I. Gunasekera 210 Fairmont Court Nashville, TN 37203	Same as New Owner	104-06-0M-010.00-CO

WARRANTY DEED

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, I/WE,

Matthew Velasco, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandya I. Gunasekera, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. A-10, together with the appurtenant interest in the common elements of Fairmont Court Condominium Association, a horizontal property regime established by Master Deed, of record in Book 6686, Page 708, amended in Book 6712, Page 125, Book 6774, Page 221, Book 6823, Page 962, Book 6893, Page 62, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the Revised aforementioned Master Deed and being located upon Lot No. 1 on the Plan of A Resubdivision of Lot 1 of Fairmont Square II subdivision of record in Plat Book 6250, Page 825, amended in Plat Book 6900, Page 98, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Velasco, unmarried and Carlos Velasco, married, as joint tenants with right of survivorship by Warranty deed from John H. Teas, III, of record in Instrument No. 20080916-0094601, Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 16, 2008.

Being the same property conveyed to Matthew Velasco, unmarried by Quit Claim Deed from Carlos Velasco, married, of record in Instrument No. 20170213-0014765, Register's Office for Davidson County, Tennessee, dated February 10, 2017 and recorded on February 13, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 210 Fairmont Court, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of February, 2017.

Matthew Velasco

STATE OF ~~TENNESSEE~~ NEW YORK
COUNTY OF Tompkins

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Matthew Velasco, unmarried** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ithaca, New York, ~~Tennessee~~ this 21st day of February, 2017.

Notary Public
My Commission Expires: 11/30/18

MARILYN E. MAZZA
Notary Public, State of New York
No. 01MA4713430
Qualified in Tompkins County
Commission Expires November 30, 20 18

(Notary Seal)