WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170046361 DEEDWARR
Recvd: 06/01/17 10:25 2 pgs
Fees:13.00 Taxes:296.00
20170601-0054353

A-FSBO-17-214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Said Alberto Serrano Castillo	**Said Alberta Serrano Castillo**	
(NAME)	(NAME)	
6212 Laredo Avenue	**6212 Laredo Avenue**	**142-4-A-158.00CO**
(ADDRESS)	(ADDRESS)	
Nashivlle, TN 37209	**Nashville, TN 37209**	
(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, **CHARLES TRUMAN, MARRIED AND CATHERINE SAMUELSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAID ALBERTO SERRANO CASTILLO AND MARLI Y. RUBI, 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 158, Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, and established by the Master Deed of record in Book 5438, Page 699, Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said Unit.

Being the same property conveyed to Sue Truman, an unmarried woman, by Warranty Deed from Patrick F. Hamill, unmarried, recorded February 21, 2002 in Instrument No. 20020221-0021950, Register's Office for Davidson County, Tennessee.

The said Sue Truman having since died on March 30, 2017.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

This conveyance is subject to:
- All matters shown on the Plan of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5438, Page 742, amended in Book 6082, Page 866, Instrument No. 20020321-0034877 and Instrument No. 20120125-0006973, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5460, Page 987, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of record in Book 6551, Page 78, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 5074, Page 945, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement to Harpeth Valley Utilities District of record in Instrument No. 20000915-0091869, in the Register's Office for Davidson County, Tennessee.
- Belle Forest Leasing Rules of record in Instrument No. 20120125-0006973 and in Instrument No. 20150618-0058446, in the Register's Office for Davidson County, Tennessee.
- Driveway and Utility Easement of record in Instrument No. 20130708-0070348, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 214 Old Hickory Boulevard #158, Nashville, Tennessee 37221.

Per Affidavits of Heirship of record in Instrument Nos. 20170601-0054351 and 20170601-0054382, the Heirs at Law are CHARLES TRUMAN and CATHERINE SAMUELSON

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 30th DAY OF MAY, 2017.

Charles Truman

Charles Truman

Catherine Samuelson

Catherine Samuelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES TRUMAN, 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 May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE SAMUELSON, 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 May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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