WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-16-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JUNE, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/16/20

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9038 MALDONADO JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Maria Concepcion Diaz Maldonado	Same as Owner	135-08-0A-837.00 CO
837 LONGHUNTER CT		
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

PEDRO MAURICIO PARRA GOMEZ, MARRIED*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARIA CONCEPCION DIAZ MALDONADO, AN UNMARRIED WOMAN

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:

Described property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 837, on the Plan of Tract #19 site plan, Nashboro Village Nineteen Condominiums, a Horizontal Property Regime, of record in Book 5200, Page 80, and described in master Deed of record in Book 5333, Page 957, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Pedro Mauricio Parra Gomez, Unmarried* by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 27th day of April, 2012 in Instrument No. 20120427-0036193, in the Register's Office of Davidson County, Tennessee.

* Patricia Sepulveda, is married to Pedro Mauricio Parra Gomez, the property was not the primary residence of the spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5200, Page(s) 80 and Plat Book 4660, Page 85, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of Nashboro Village Nineteen Condominium Association recorded in Book 5344, Page 959.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 5333, Page 957; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Easement recorded in Book 8524, Page 546.

BILL GARRETT, Davidson County
Trans:T20170047379 DEEDWARR
Recvd: 06/05/17 10:32 2 pgs
Fees:13.00 Taxes:240.50
20170605-0055686

g. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

h. Property taxes for the current year.

This is improved property known as 837 LONGHUNTER CT, Nashville, TN 37217

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 hand on the 2nd day of June, 2017.

Pedro Mauricio Parra Gomez

Pedro Mauricio Parra Gomez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PEDRO MAURICIO PARRA GOMEZ, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of June, 2017.

Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: 7/6/20

File #: 17-9038 MALDONADO JV

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067