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# WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Elizabeth H. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF JULY, 2017

Emily Betts
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Oscar Alejandro Langarica, et ux | NEW OWNER | 118 02 0X 002.00 |
| (NAME) | (NAME) | |
| 2803 B W. Kirkwood Ave. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Six Hundred Five Thousand And No/100 Dollars ($605,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sonia Talley f/k/a Sonia Rahangdale, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Oscar Alejandro Langarica and Zully Kristal Cuellar Garza, husband and wife**, 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. B of the Plan of 2803 Kirkwood Commons, a Townhouse Planned Unit Development as shown on Exhibit "B" of same, record in Instrument No. 20140611-0050866, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is Subject to the by-Laws and Charter for the administration thereof, and is 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; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number above at the Register's Office for Davidson County, Tennessee. Also incorporated therein are the By-Laws in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Larry D. Jones by Warranty Deed from Talbert Construction Advisors, LLC, a Tennessee Limited Liability Company dated July 10, 2014 and recorded July 14, 2014 as Instrument No. 201407140061677, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sonia Rahangdale by Warranty Deed from Larry D. Jones dated December 8, 2015 and recorded December 9, 2015 as Instrument No. 201512090123872, in said Register's Office for Davidson County, Tennessee.

Sonia Rahangdale married Christopher Talley and as such is now known as Sonia Talley.

Christopher Talley, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest if any in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2803 B W. Kirkwood Ave., Nashville, TN 37204

File Number: FRN-174534SSO

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this the 24th day of July, 2017

Sonia Talley

Christopher Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sonia Talley f/k/a Sonia Rahangdale and Christopher Talley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2017.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 6, 2020