Register Return to: 17-1-459
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20170077499 DEEDWARR
Recvd: 09/05/17 12:33 2 pgs
Fees:13.00 Taxes:1088.02
20170905-0091062

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of August, 2017 by and between Derek Brett Holladay, unmarried, hereinafter referred to as GRANTOR, and Farid Lozano and Kira Angulo, husband and wife, Farith Lozano, unmarried and Kendra Lozano, unmarried, all as joint tenants with right of survivorship , hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 35, together with the appurtenant interest in the common elements of Brighton Court Condominium,. a Horizontal Property Regime established by Master Deed, of record in Book 6629, page 532, amended in Book 6912, page 158, and Book 6912, page 163, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed.

Being the same property conveyed to Derek Brett Holladay, unmarried, by Warranty Deed, from Melba Jacqueline Solomon Chancey, married, dated July 9, 1999, recorded July 14, 1999, of record in Book 11571, page 880, in the Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 3407 Golf Club Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Derek Brett Holladay

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Derek Brett Holladay, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of August, 2017.

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

My Commission Expires:_____

Name and Address of Property Owner:
Farith Lozano
3407 Golf Club Lane,
Nashville, TN 37215

Send Tax Statements to:

New Owner

_____

Map & Parcel: 117 070 F 035.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $294,060.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of August, 2017.

Notary Public

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires October 21, 2020

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