Bill Garrett Davidson County
Batch# 1453 DEEDWARR
09/18/2017 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20170918-0094805

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August, 2017.

Christy Michelle Jones
Notary Public

MY COMMISSION EXPIRES: 2/27/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelly Ann Dryden	IBERIABank Mortgage	133-11-0A-081.00CO
(NAME)	(NAME)	
500 Paragon Mills, Unit M-2	12719 Cantrell Rd Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Little Rock AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Ramior Deleon and wife, Eusebia Josefin Becerra Deleon, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelly Ann Dryden and Caleb Josiah Betton, wife and husband, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF NASHVILLE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT M-2 OF CANTERBURY HALL CONDOMINIUMS, A CONDOMINIUM OR HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 5440, PAGE 255, AMENDED IN BOOK 5441, PAGE 819, SAID REGISTER'S OFFICE, AND SHOWN ON A PLAN OF RECORD IN BOOK 5200, PAGE 159, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RAMIRO DELEON AND WIFE, EUSEBIA JOSEFIN BECERRA DELEON, BY WARRANTY DEED FROMPATRICIA A. GREER-WARD, MARRIED, RECORDED ON DECEMBER 1, 2011, OF RECORD IN INSTRUMENT NO. 20111201-0093579, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 500 PARAGON MILLS, UNIT M-2, NASHVILLE, TENNESSEE 37211.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 500 Paragon Mills, Unit M-2 Nashville TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 08/31/17

Ramiro Deleon

Eusebia Josefin Becerra Deleon

STATE OF
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Ramiro Deleon Eusebia Josefin Becerra Deleon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 08/31/17.

Notary Public

My Commission Expires: 3-8-2021

DAVIDSON COUNTY
DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC

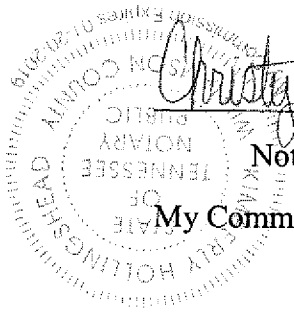
Certification of Authority

I, Kim Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 2/27/21

[Notary Seal]

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the County Register. Electronic documents registered by County Registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).