Name and Address of New Owner:
Elisabeth Tozin
2420 Nashboro Boulevard
Nashville, TN 37217

Send Tax Statements To:

NEW OWNER @ PROPERTY ADDRESS

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17070868

Map and Parcel: 135 12 0E 011.00 CO

Bill Garrett Davidson County
Batch# 4927 DEEDWARR
09/26/2017 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $654.90
20170926-0098439

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erwin Ricafort, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Elisabeth Tozin**, an unmarried woman, hereinafter called the GRANTEE, her 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, and being all of Unit No. 211, Phase One, Nashboro Village - Tract 21, a Horizontal Property Regime with Provate Elements, according to survey and plat of same appearing of record in Plat Book 4660, page 159 and amended in Instrument Number 20031118-0168332, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Erwin Ricafort by Warranty Deed filed for record on October 28, 2014 in Instrument Number 20141028-0099471, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants and Restrictions of record in Book 4827, page 14, Book 5469, page 840 and Book 7751, page 907; Declaration of Covenants, Conditions, and Restrictions of record in Book 11703, page 520, Instrument Number 20000316-0027171, Instrument Number 20010322-0027768, Instrument 20050222-0018813, Instrument Number 20050222-0018814, Instrument Number 20031118-0168332, and Instrument Number 20000627-0063887; All matters as set forth per Book 4660, page 159 and amended to annex Phase in DCCR in 20031118-0168332, see also Book 4860, page 73; Charter of HOA for Fairway Point HOA of record in Book 11703, page 518; License to use Fitness Center and Swimming Pools of record in Instrument Number 20020507-0056329; Quitclaim Deed for Common Area of record in Instrument Number 20021211-0152721 and Instrument Number 20001010-0100360; Easement to Metropolitan Government of Nashville Electric Power Board of record in Book 4821, page 109 and Book 11594, page 299; Overhead Line Easment of record in Book 4815, page 425; Stormwater Detention Agreement of record in Instrument Number 20010314-0024179 and Instrument Number 20020815-0098780; Cable Television Easement and Maintenance Agreement of record in Instrument Number 20001012-0101575; Sanitary Sewers and/or Storm Drainage of record in Book 7225, page 239, Book 8870, page 887, and Book 887, page 932; Fairway Pointe Homeowners Association, Inc. Parking Rules of record in Instrument Number 20091105-0102438 and revised in 20110923-0073937; Boundary Plat of Nashboro Boulevard of record in Book 4460, page 149-151; All matters including but not limited to easements set out in Book 10110, page 854; Memorandum of Lease to Web Service Company, Inc. of record in Book 10690, page 327, all said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2420 Nashboro Boulevard, 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 this 25th day of September, 2017.

Erwin Ricafort

State of Tennessee

County of Rutherford

Personally appeared before me, Erwin Ricafort with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th of September, 2017.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 3/18/2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $177,000.00.

Affiant Signature

Subscribed and sworn to before me, this 25 of September, 2017.

Notary Public
My Commission Expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019