Bill Garrett Davidson County
Batch# 4933 DEEDWARR
09/26/2017 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $284.53
20170926-0098451

WARRANTY DEED

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF Sept., 2017

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

MST 2017-1446

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ricardo Ambroci Juarez Esther Mulato Palomegue	Same as new owner	147-03-0B-124.00-CO
(NAME) 370 Wallace Road Unit A-13	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Allen & Company Property Management, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ricardo Ambroci Juarez, a single person, and Esther Mulato Palomeque, a single person, as tenants in common with rights of survivorship,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-13 of Southern Hills Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southern Hills Condominium, of record in Book 6594, Page 502, as amended in Book 7044, Page 209, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit A-2 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed.

Being the same property conveyed to Evelyn Ruth Frey, an unmarried person by Warranty deed from Freeman Webb Developers, Inc., a Tennessee corporation of record in Book 6717, page 796, Register's Office for Davidson County, Tennessee, dated November 22, 1985 and recorded on November 26, 1985.

Being the same property conveyed to Allen & Company Property Management, LLC by Warranty deed from Evelyn Ruth Frey, an unmarried person of record in Instrument No. 20170831-0089475 Register's Office for Davidson County, Tennessee, dated August 31, 2017 and recorded on August 31, 2017. (Value of consideration shown in aforementioned deed $40,000.00.) Being also known as 370 Wallace Road Unit A-13 Nashville, Tennessee 37211.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of Southern Hills Condominiums, attached as Exhibit A-2 to the Master Deed, of record in Plat Book 6594, Pages 539 through 541, inclusive, Register's Office of Davidson County, Tennessee. The premises herein insured is a condominium apartment established pursuant to 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 provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Southern Hills Condominiums of record in Book 6594, page 502, as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee. By-Laws of Southern Hills Condominium Association, Inc., of record in Book 6594, page 547, Register's Office of Davidson County, Tennessee. Charter of Southern Hills Condominium Association, Inc., of record in Book 6594, page 563, Register's Office of Davidson County, Tennessee. Sewer easement conveyed to the First Suburban Water Utility District of Davidson County, Tennessee, of record in Book 4435, page 29, Register's Office of Davidson County, Tennessee. HOA Charter of record in Book 6576, Page 69, in the Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 6695, Page 22, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 11201, Page 741, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This property, known as 370 Wallace Road Unit A-13, Nashville, TN 37211

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

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, 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 my/our hand(s) this 25 DAY OF September, 2017.

Allen & Company Property Management, LLC

Jimmy E. Allen, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmy E. Allen, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 25 day of September 2017.

Notary Public

My commission expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County