D

Mail to:

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 6212 DEEDWARR 10/02/2017 08:58:55 AM 2 pgs Fees: $13.00 Taxes: $906.50 20171002-0100210	The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Affiant Subscribed and sworn to before me, this the 29th day of September, 2017. Notary Public My commission expires: 3/15/2020 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Willy A. Rivas	Pinnacle Bank	Map 104-14-0-D Parcel 008.00co
2722 Linmar Avenue	150 3rd Ave S. #900	
Nashville, Tennessee 37215	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stephanie M. Fields and nka Stephanie Fields Donohoo

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Willy A. Rivas, and Milagro M. Rivas, 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:

Being all of Unit No. 8 on the Plan Linmar Place II Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Plat Book 7599, Page 347, corrected in Book 9810, Page 981, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Linmar Place II Condominiums, for more complete identification and description of said unit, as of record as Exhibit "C" to Master Deed of record in Book 7599, Page 347, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie M. Fields, unmarried, by Deed dated November 17, 2010 from Kelley Allen, unmarried, of record in Instrument No. 20101201-0095300, Register's Office for Davidson County, Tennessee. Stephanie M. Fields has since married and is now known as Stephanie Fields Donohoo.

The property conveyed herein is not the place of residence of the Grantor's spouse.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "C" to the Master Deed and By-Laws for Linmar Place II as shown in Book 7599, Page 347, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of Linmar Place II Condominiums, of record in Book 7599, Page 347, and as corrected in Book 9810, Page 981, Register's Office for Davidson County, Tennessee. (3) By-Laws of Linmar Place II Homeowners' Association, Inc. of record in Book 7599, Page 385, Register's Office for Davidson County, Tennessee. (4) Charter of Linmar Place II Homeowners' Association, Inc. of record in Book 7630, Page 567, Register's Office for Davidson County, Tennessee. (5) An easement for the construction and maintenance of an electric power transmission line, underground sanitary sewer and ingress and egress of record in Book 4740, Page 21, said Register's Office. (6) Shared Driveway Agreement of record in Book 7374, Page 802, said Register's Office. (7) Deed of Easement for the placement and maintenance of a building of record in Book 8354, Page 426, said Register's Office. (8) All matters as shown on Plat Book 3500, Page 137, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_X__) Unimproved (____) property, known as **2722 Linmar Avenue, Nashville, Tennessee 37215**

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 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 27 day of **September, 2017.**

Stephanie M. Fields nka Stephanie Fields Donohoo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Stephanie M. Fields nka Stephanie Fields Donohoo,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of **September, 2017.**

Tammy D. Souder
Notary Public

My Commission Expires: July 13, 2020

TAMMY D. SOUDER
NOTARY PUBLIC
ID NO. 560791
MY COMMISSION EXPIRES
7/13/2020
STATE AT LARGE, KY.