WARRANTY DEED

Bill Garrett Davidson County
Batch# 9262 DEEDWARR
10/06/2017 11:05:43 AM 2 pgs
Fees: $13.00 Taxes: $351.50

20171006-0102845

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$95,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2017.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 07/06/20
(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
Audrey Turner	new owner	133-11-OA-089.00
(NAME)	(NAME)	
500 Paragon MillsRd, Unit-N16		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(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 **Deleon Ramiro and wife, Eusebia Josefin Beccerra,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Audrey Turner,** a single woman THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

L.

A certain tract or parcel of land in Davidson County, Tennessee described as follows, to wit: A certain Condominium apartment in Davidson County, Tennessee, being Unit B-4 on the plan of Canterbury Hall Condominium Apartments of record in Plat Book 5200, page 159, Register's Office of said County, which plan and record thereof are incorporated herein and made a part hereof by reference..

Being the same property conveyed to Ramiro Deleon by Cash Deed ~~fro~~ for Tennessee from Alphonso Jackson , Secretary of Housing and Urban Development of Washington D.C. recorded on 10/17/2005 and filed of record in Instrument No. 20051017-0124918, Register's Office for Davidson County, Tennessee,

FURTHER Being the same property conveyed to Ramiro Deleon and wife, Eusebia Josefin Becerra Deleon by Quitclaim Deed dated 12/30/2008 from Ramiro Deleon and filed of record in Instrument No. 20081231-0123725, said Register's Office of Davidson County, Tennessee

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 Rd, Unit-N16 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 our hands 10/03/17.

Deleon Ramiro

~~Eusebia Josefin Beccerra~~

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Deleon Ramiro Eusebia ~~and~~ and Josefin Beccerra 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 10/03/17.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 18, 2019

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-P-17-0500