PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

Bill Garrett Davidson County
Batch# 31796 DEEDWARR
11/30/2017 01:48:45 PM 2 pgs
Fees: $13.00 Taxes: $1,008.25

20171130-0122347

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Carolina Palacios
807 18th Avenue South
Nashville, TN 37203

SEND TAX BILL TO:
Legacy Home Loans
8119 Isabella Lane, #105
Brentwood, TN 37027

MAP/PARCEL 092-16-0C-412.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Scott Myers, an unmarried man, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Carolina Palacios, an unmarried person, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 412, 807 Eighteenth Avenue Condominiums, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No 20041216-0149823 and Instrument No. 20050504-0050222 and farther described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Parking Space #41 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

Being the same property conveyed to Scott Meyers, an unmarried man, by Warranty deed from Kirk Seufert, a single man, of record in Instrument No. 20140516-0042259 Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on May 16, 2014.

This is improved property known as: **807 18th Avenue South, Nashville, Tennessee 37203**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 29th day of November, 2017.

WITNESS MY HAND on this the 29th day of November, 2017

Scott Myers

STATE OF FLORIDA
COUNTY OF ALACHUA

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Scott Myers and ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 29th day of November, 2017.

NORMA MELENDEZ
MY COMMISSION # GG071621
EXPIRES February 09, 2021

Norma Melendez
NOTARY PUBLIC

My Commission Expires: Feb 09, 2021

STATE OF TN.
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $272,500.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of November, 2017.

Jodie D Pelley
NOTARY PUBLIC

My Commission Expires: 4/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 20898