WARRANTY DEED

Bill Garrett Davidson County
Batch# 41510 DEEDWARR
12/27/2017 12:00:05 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20171227-0131199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of Dec, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/5/21

ELIZABETH YARBROUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Julio Andres Rivas-Aguilar and Laura Elizabeth Rivas	Nationslending Corp	131 05 0A 118.00
(NAME)	(NAME)	
118 Jefferson Sq	4 Summit Park Dr #4	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Independence OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Elaine Askew, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julio Andres Rivas-Aguilar and Laura Elizabeth Rivas**, 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 in Davidson County, Tennessee, being Unit No. 118 on the Plan of Section One, Jefferson Square Townhouses, Condominium Apartments,, as of record in Plat Book 4675, page 12, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Daniel C. Askew and wife, Elaine Askew by Warranty Deed from Jean Lomax dated September 29, 2000 and recorded October 02, 2000 as Instrument No. 20001002-0096877, in said Register's Office for Davidson County, Tennessee. Daniel C. Askew having died on June 17, 2014 leaving Elaine Askew as surviving tenant by entirety. Daniel C. Askew is shown on Warratny Deed as Daniel C. Askew, he is also known as Charles Daniel Askew.

Daniel C. Askew and Charles Daniel Askew are one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 118 Jefferson Sq, Nashville, TN 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, 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, has 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 this 21 day of December, 2017

Elaine Askew by Charles Daniel Askew II as Attorney in Fact
Elaine Askew, by Charles Daniel Askew II as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Charles Daniel Askew II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elaine Askew, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Elaine Askew, for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2017.

Notary Public

My Commission Expires: 7-26-2021

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-178256SSO