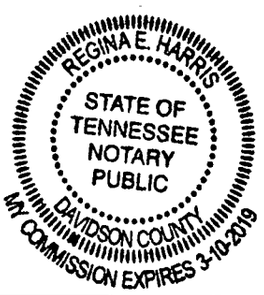
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2017

Regina E. Harris
Notary Public

MY COMMISSION EXPIRES: 03/10/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ileana Martinez Carlos A. Martinez	Acopia	135-08-0-A 665.00 CO
(NAME) 665 Longhunter Court	(NAME) #100 306 Northcreek Blvd.	Bill Garrett Davidson County Batch# 43132 DEEDWARR 01/02/2018 10:19:21 AM 2 pgs Fees: $13.00 Taxes: $425.50
(ADDRESS) Nashville, TN 37217	(ADDRESS) Goodlettsville, TN 37072	20180102-0000190
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew Stephen and Chlarence Stephen, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ileana Martinez and Carlos A. Martinez, wife and husband,** 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 Unit No. 665 of Nashboro Village Nineteen Condominium, a condominium or horizontal property regime established by Master deed of record in Book 5333, Page 957, Register's Office for Davidson County, Tennessee, and shown on a Plan of record in Book 5200, Page 80, said Register's Office.
Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed (and By-laws which form a part thereof), including, without limitation, such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements.
Subject, however, to all of the provisions, conditions, restrictions, burdens and undertaking contained in the said Master Deed and the plan.

Being the same property conveyed to Matthew Stephen and Chlarence Stephen, husband and wife by deed being recorded 2/17/2017 of record in Instrument 20170202-0011081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 665 Longhunter Court, Nashville, TN 37217
(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 hands this 27th day of December, 2017.

Matthew Stephen

Chlarence Stephen

State of Florida
County of Orange

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Matthew Stephen and Chlarence Stephen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 27th day of December, 2017.

Notary Public
My Commission Expires: 9/19/21

COLEEN BROWNE
Notary Public - State of Florida
Commission # GG 108162
My Comm. Expires Sep 19, 2021

File No.: 21282