Bill Garrett Davidson County
Batch# 45920 DEEDWARR
01/09/2018 11:37:37 AM 2 pgs
Fees: $13.00 Taxes: $518.00
20180109-0002855

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
17-2365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of January, 2018

Notary Public
Commission Expires: 5-8-18

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Marcos Fernandez<br>2013 Nashboro Blvd<br>Nashville, TN 37217 | Farmington<br>2002 Richard Jones Rd<br>Nashville TN 37215 | 135-12-0A-007.00 |

## WARRANTY DEED

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

**Steven Thomas II, unmarried**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Marcos Fernandez, unmarried**

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:

Unit 2013 and Garage Space 2013G, NASHBORO VILLAGE TWELVE CONDOMINIUMS , as established under Master Deed of record in Book 4827, Page 30, amended at Book 6153, Page 252 and at Instrument No. 20090603-0051209 and shown in Plat of record in Plat Book 4675, Page 121, in the Register's Office, DAVIDSON County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Steven M. Thomas II, by Warranty Deed from Ann Sheryl Watson, an unmarried woman, of record in Instrument No. 20170413-0036200, in the Register's Office of Davidson County, Tennessee, dated April 10, 2017 and recorded on April 13, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2013 Nashboro Blvd, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of January, 2018.

Steven Thomas II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

**Steven Thomas II**

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2018.

Notary Public

My Commission Expires: 5/8/2018

(Notary Seal)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY