Bill Garrett Davidson County
Batch# 50569 DEEDWARR
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Fees: $13.00 Taxes: $300.07
20180123-0007036

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

**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). |
|---|---|---|
| Paul A. Parris, III | Paul A. Parris, III | 075 08 0A 040.00 |
| (NAME) | (NAME) | |
| 137 Brooke Castle Drive | 137 Brooke Castle Drive | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Eighty-One Thousand One Hundred And No/100 Dollars ($81,100.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Agustin Vitualla, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul A. Parris, III, an unmarried man**, 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 Unit in Davidson County, Tennessee, being all of Unit No. 137, of Brooke Castle Condominiums, a Condominium, established by Master Deed of record in Book 6519, Page 747 and plan of record in Book 6250, Page 627, corrected by Surveyor's Certificate of Correction of recorded in Book 6680, Page 905, re-recorded in Book 6727, Page 762, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Agustin Vitualla, a married man by Warranty Deed from Janet F. Flanagan and Husband, Hollis R. Flanagan dated December 02, 2015 and recorded December 03, 2015 as Instrument No. 20151203-0122104, in said Register's Office for Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his spouse.

File Number: GRN-179230SSO

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.

unimproved ☐
This is improved ☒ property, known as 137 Brooke Castle Drive, Hermitage, TN 37076

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 3 day of January, 2018

Agustin Vitualla

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Agustin Vitualla, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of January, 2018.

Notary Public

My Commission Expires: 7/6/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 7/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-179230SSO