6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Robles	Franklin Synergy Bank	128120A0300CO
(NAME)	(NAME)	
320 Old Hickory Blvd., Unit 602	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 51668 **DEEDWARR**
01/25/2018 03:27:51 PM 2 pgs
Fees: $13.00 Taxes: $1,002.70
20180125-0008039

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, I, **Michael Kneeland,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashley Robles and Jose M. Robles, both unmarried, tenant in common with the right of survivorship,** 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:

Land in Davidson County, Tennessee, being Unit No. 602 also known as Unit 33, Building No. 6 on Plan of Section 4, Phase 1A Eagle Ridge at the Reserve Condominiums, A Horizontal Property Regime, created under Title 66, Section 27-101, Et. Seq. as amended, a Tennessee Code Annotated, and as established by a Master Deed and By- Laws of record in Instrument Number 20011011-0110875 as supplemented and amended by supplement and amendment, No. 9 to the Master Deed of record in Instrument Number 20020417-00478470, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant said unit as set forth in said Master Deed, reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Peed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Bank of New York Mellon, f/k/a The Bank of New York, as trustee on behalf of the holders of the Alternative Loan Trust 2007-23CB, Mortgage Pass-Through Certificates, Series 2007-23CB by deed from Rubin Lublin TN, PLLC Substitute Trustee of record in Instrument No. 20131028-0111653, Register's Office for Davidson County, Tennessee, dated October 02, 2013 and recorded on October 28, 2013.

Being the same property conveyed to Michael Kneeland by Special Warranty deed from Bank of New York Mellon, f/k/a The Bank of New York, as Trustee on behalf of the holders of the Alternative Loan Trust 2007-23CB, Mortgage Pass-Through Certificates, Series .2007-23CB of record in Instrument No. 20140409-0029539 Register's Office for Davidson County, Tennessee, dated March 19, 2014 and recorded on April 09, 2014.

Being also known as 320 Old Hickory Boulevard, Unit 602, Nashville, TN 37221

unimproved ☐

This is improved ☑ property, known as 320 Old Hickory Blvd., Unit 602, Nashville, TN 37221
(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 19th day of January, 2018.

Michael Kneeland

State of Tennessee
County of Davidson

On this 19th day of January, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Michael Kneeland, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 19th day of January, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 18-Robles