QUIT CLAIM DEED

Bill Garrett Davidson County
Batch# 59569 DEEDQC
02/15/2018 02:40:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180215-0015016

A-CB-18-2929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin and Laura Amaral	**New Owner**	
(NAME)	(NAME)	
904 Fairoaks Drive		**119-14-0-A-141.00CO AND 119-14-0-A-080.00CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GOOD NEIGHBOR PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN M. AMARAL AND LAURA J. AMARAL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 141 of Kingswood Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit "C" to the Master Deed of record in Plat Book 5200, Page 520, and in Book 6058, Page 320, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Tract 2

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 80 of Kingswood Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan and Exhibit "C" to the Master Deed of record in Plat Book 5200, Page 520, and in Book 6058, Page 320, respectively, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Tract I

Being the same property conveyed to Justin Amaral and spouse, Laura Amaral by Warranty Deed from Heather K. Sheehan Gerber, married, of record in Instrument No. 20090331-0028826, Register's Office for Davidson County, Tennessee, dated March 30, 2009 and recorded on March 31, 2009.

Being the same property conveyed to Good Neighbor Properties, LLC by Quitclaim Deed from Justin Amaral and spouse, Laura Amaral, of record in Instrument No. 20100708-0053413, Register's Office for Davidson County, Tennessee, dated July 07, 2010 and recorded on July 08, 2010.

Tract II

Being the same property conveyed to Laura J. Hill by Warranty Deed from Clay C. Whitelaw, of record in Instrument No. 20020118-0007584, Register's Office for Davidson County, Tennessee, dated January 15, 2002 and recorded on January 18, 2002.

Being the same property conveyed to Good Neighbor Properties, LLC by Quitclaim Deed from Laura J. Hill, now known as Laura J. Amaral and spouse, Justin Amaral, of record in Instrument No. 20100708-0053412, Register's Office for Davidson County, Tennessee, dated July 07, 2010 and recorded on July 08, 2010.

This conveyance is subject to:
- Taxes for 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 25, as supplemented in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee.
- Charter of the Kingswood Homeowner's Association of record in Book 6092, Page 579, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 909, Page 48; Book 919, Page 628; Book 919, Page 393; Book 928, Page 752; Book 946, Page 252; Book 1001, Page 539; Book 1579, Page 387 and Book 1581, Page 55, Register's Office for Davidson County, Tennessee.
- Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises of record in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; and Book 4260, Page 332, in the Register's Office for Davidson County, Tennessee.
- Easement to Bellsouth Telecommunications of record in Book 11362, Page 523, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2929 Selena Dr. #K141 & #E80, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the ____ DAY OF FEBRUARY, 2018.

Good Neighbor Properties, LLC

Justin M. Amaral
Member

Laura J. Amaral
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN M. AMARAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GOOD NEIGHBOR PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 of February, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA J. AMARAL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GOOD NEIGHBOR PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 of February, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212