Bill Garrett Davidson County
Batch# 71239 DEEDWARR
03/20/2018 09:27:16 AM 2 pgs
Fees: $13.00 Taxes: $345.95
20180320-0026023

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 18-1253

Map-Parcel No. 104 06 0A 149.00

Property Address:
3415 West End Ave #1009E, Nashville, TN 37203

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
PAUL McCOMBS
CARLA McCOMBS
5836 Hillsboro Pike
Nashville, TN 37215

Grantees' Name, Address:
PAUL McCOMBS
CARLA McCOMBS
5836 Hillsboro Pike
Nashville, TN 37215

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CARLOS O. BONAPARTE, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **PAUL McCOMBS and wife, CARLA McCOMBS**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1009E on the Plan of Continental Condominiums of record in Plat Book 5200, page 399, as amended in Book 6135, page 788, Book 6435, page 549 and Plat Book 6900, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to CARLA M. BONAPARTE and CARLOS O. BONAPARTE from ROBERT P. WATERS and wife, ANNE D. WATERS, by deed dated June 29, 2006, and recorded on July 3, 2006, of record in Instrument No. 20060703-0079050, Register's Office for Davidson, Tennessee. CARLA M. BONAPARTE quitclaimed all her interest to CARLOS O. BONAPARTE, by deed dated August 8, 2008 and recorded on August 21, 2008, of record in Instrument No. 20080821-0085963, said Register's Office.

This is property known as 3415 West End Ave #1009E, Nashville, TN 37203.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantees, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2018 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 5200, pages 399 and Plat Book 6900, page 43, Register's Office for Davidson County, Tennessee.
3. Master Deed of record in Book 5862, page 589, amended in Book 6135, page 788; Book 6435, page 549 and Book 7475, page 137, Register's Office for Davidson County, Tennessee.
4. Charter for Homeowners Association of record in Book 5864, page 834, Registers office for Davidson County, Tennessee.

5. By-Laws of record in Book 5862, page 592, Register's Office for Davidson, County, Tennessee.

6. Easement for Transmission Line of record in Book 4825, page 592, Register's Office for Davidson County, Tennessee.

7. Resolutions of record in Book 7491, page 217 and Instrument No. 20051024-0128399, Register's Office for Davidson County, Tennessee.

8. Memorandum of Agreement of record in Instrument No. 20010514-0049446, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

PATRICIA GOMEZ LUACES, wife of **CARLOS O. BONAPARTE**, joins in the execution of this instrument to convey all her right, title and interest she may have in the subject property by virtue of her marriage to **CARLOS O. BONAPARTE**.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 15th day of March, 2018.

CARLOS O. BONAPARTE

Patricia Gomez Luaces
PATRICIA GOMEZ LUACES

STATE OF Puerto Rico Affidavit #: -1,977

COUNTY OF Aguadilla

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and the within named **CARLOS O. BONAPARTE and PATRICIA GOMEZ LUACES**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 15th day of March, 2018.

Notary Public

My Commission expires: Does not expire

LUIS O. PÉREZ VÉLEZ
LEX
ABOGADO-NOTARIO

RECIBO
Sello
18-A4471823
CANCELADO
Sello de Asistencia Legal
00026-2018-0118-43273037

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$93,500.00.**

Affiant

SWORN TO and subscribed before me on this 16th day of March, 2018.

Notary Public

My Commission expires: 12-01-20

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY