THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180215080

Bill Garrett Davidson County
Batch# 77656 **DEEDWARR**
04/10/2018 09:53:38 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20180410-0033603

ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $630,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MAROMAR, LLC 140 SW 129th Ave Miami, FL 33184-1229	New Owner	Tax Parcel ID No. 131-07-0Q-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carol O. Weaver, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MAROMAR, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A , on the Plan of the Horizontal Property Regime with Private Elements for Castleman Court Townhomes, as established in the Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061221-0157178, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to CAROL O. WEAVER, by deed from MOBEEN AHMAD and wife, BILQEES MOBEEN, of record in Instrument No. 20140707-0059457, dated June 27, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-07-0Q-001.00 CO.

Matters shown on the Plan of record in Exhibit B to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061221-0157178, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20061221-0157178, said Register's Office.

This is improved property located at 1812 Castleman Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of April, 2018.

Carol O. Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carol O. Weaver, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2018.

Notary Public

My Commission Expires: _____

