WARRANTY DEED
File # 2018-36

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May 2018.

Notary Public

MY COMMISSION EXPIRES:
3/26/22 (AFFIX SEAL)

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Bill Garrett Davidson County
Batch# 90760 DEEDWARR
05/10/2018 11:04:00 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180510-0044885

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick G. Sandoval and Michelle D. Sandoval	New Owner	**052130A00900CO**
311 Mosley Drive		
Brentwood, Tn. 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Michele Johnson, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derrick G. Sandoval and wife, Michelle D. Sandoval** 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:

Property located in Davidson County, Tennessee, known as Unit 9 and 10 of River Glen, Phase One, as shown on the Condominium Site Plan of River Glen Planned Unit Development of record in Plat Book 6900, page 671, Register's Office for Davidson County, Tennessee.

The Premises herein are condominium apartments established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof to the By-Laws for the administration thereof; to easements, Rights and interest in favor of the other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of River Glen Condominium Apartments, as of record in Plat Book 6900, page 671 and Master Deed of record in Book 7566, page 571, as amended in Instrument No. 20040915-0111299 and in Instrument No. 20040915-0111301; Charter of record in Book 8069, page 158, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michele Johnson by Quitclaim Deed from Michele Johnson of record in instrument 20150316-0022214, Register's Office for Davidson County, Tennessee, dated March 9, 2015.

Further being the same property quitclaimed to Michele Johnson from Michele Johnson of record in Instrument No. 20150220-0014993, Register's Office for Davidson County, Tennessee in an attempt to combine both unites into one. Being part of the same property conveyed to Michele Johnson, unmarried by Warranty Deed dated May 25, 2010, recorded May 28, 2010, from Julius and Sonia Doochin, LLC, a Tennessee Limited Liability Company, of record din Instrument No. 20100528-0041264, Register's Office for Davidson County, Tennessee.

Master Deed, Charter and Restrictive Covenants of record in Book 7566, page 571, and Book 6900, page 671, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐
This is improved ☒ property, known as **2721-2723 Penn Meade Drive Nashville, Tennessee 37214**

(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 our hands this 1st day of May, 2018.

Michele Johnson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared **Michele Johnson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of May, 2018.

My Commission Expires: 3/26/22

Notary Public

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN RECORDED DOCUMENTS TO:

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Murfreesboro, Tn. 37129
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