WARRANTY DEED

This instrument prepared upon information furnished by the parties without counsel or advice as to legal consequences or tax related matters. No title examination or settlement has been performed and Mid-State Title and Escrow, LLC shall not be responsible for any matter that could have been resolved by a title examination, settlement or legal and/or tax related counsel. 2018-0705

Bill Garrett Davidson County
Batch# 96609 DEEDWARR
05/24/2018 02:39:30 PM 2 pgs
Fees: $13.00 Taxes: $295.63
20180524-0049994

MST 2018-0705

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 23RG DAY OF MAY, 2018

Notary Public
My Commission Expires: 5/27/2019

Amelia Swanson State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Cruz Miranda and Francisco Sanchez Sierra	Same as new owner	147030B105.00
(NAME)	(NAME)	
370 Wallace Road B-3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **Allen & Company Property Management, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia Cruz Miranda, an unmarried woman and Francisco Sanchez Sierra, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain condominium situated in Davidson County, Tennessee, being Unit B-3 on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502 and as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in Exhibit Al of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Southern Hills Condominium Association, Inc., a Tennessee nonprofit corporation by Warranty Deed from Ronndale G. Cotton and Cathy Diane Moses, dated April 15, 2010, recorded May 20, 2010, of record in Instrument No. 20100520-0039026, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allen & Company Property Management, LLC, a Tennessee limited liability company by Warranty Deed from to Southern Hills Condominium Association, Inc., a Tennessee nonprofit corporation, dated September 3, 2014, recorded September 8, 2014, of record in Instrument No. 20140908-00882133, Register's Office for Davidson County, Tennessee. Scrivener's affidavit recorded on 12/23/2018 in Instrument No. 20141223-0117598 Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable,

This property, known as 370 Wallace Road B-3, Nashville, TN 37211

(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 hand(s) this 23RD DAY OF MAY, 2018.

Allen & Company Property Management, LLC

BY: Jimmy E. Allen

Jimmy E. Allen, Jr., Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmy E. Allen, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 23rd Day of May, 2018

Notary Public
My commission expires: 5/07/2019

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My Commission Expires: 5/07/2019

Amelia Swanson State of Tennessee Notary Public Williamson County

201805240049994