Bill Garrett Davidson County
Batch# 101186 DEEDWARR
06/06/2018 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20180606-0054466

# 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.

MST 2018-0784

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Amelia Swanson
State of Tennessee Notary Public
Williamson County

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-27-2019

(AFFIX SEAL)

**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 |
|---|---|---|
| Nolberto Vergara Morales and Liliana Martinez Castaneda | Nolberto Vergara Morales and Liliana Martinez Castaneda | |
| (NAME) 370 Wallace Road D-8 | (NAME) 11 Waikiki Boulevard | 147030B0800CO |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) Antioch, TN 37013 | |
| (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 limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nolberto Vergara Morales and Liliana Martinez Castaneda, husband and wife,** 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. D-8 of Southern Hills Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A2" to the Master Deed of record in Book 6594, page 502, 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.

Being the same property conveyed to Howard W. Bracey by Warranty Deed from Jeffrey Alan Edward, dated November 4, 2011 and recorded on November 9,

2011 of record in Doc. No. 20111109-0087669, Register's Office for Davidson County, Tennessee. The said Howard W. Bracey has since died. By Affidavit of Heirship recorded prior here to and simultaneously herewith Vivian Bracey Brandon, Ronald Lee Bracey and Carolyn Faye Bracey were established as the heirs at law of Howard W. Bracey.

Being the same property conveyed to Allen & Company Property Management, LLC by Warranty Deed from Vivian Bracey Brandon and Ronald Lee Bracey and Carolyn Faye Bracey, established as the heirs at law of Howard W. Bracey dated September 16, 2013 and recorded on October 2, 2013 of record in Doc. No. **20131002-0103551**, Register's Office for Davidson County, Tennessee

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "A-2" to the Master Deed of record in Book 6594, page 502, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6594, page 502, amended in Book 7044, page 209, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other maners.

This is improved property known as: 370 Wallace Road, Apt D 8, Nashville, Tennessee 37211

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy.

This property, known as 370 Wallace Road D-8, 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 6 DAY OF June, 2018

Allen & Company Property Management, LLC

BY: _____

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 6 day of June, 2018

_____
Notary Public
My commission expires: 5/27/2019

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: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County