Bill Garrett Davidson County
Batch# 111869 DEEDWARR
07/03/2018 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20180703-0064221

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Affiant

Subscribed and sworn to before me, this 29th day of June 2018.

Notary Public

My commission expires:
3.10.19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald E Hernandez	**NEW OWNER**	**061140A00200CO**
3723B Burrus St		
Nashville, TN 37216		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jose Antonio Marin and Lauren M. Marin, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald E Hernandez, an unmarried man

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:

Land in Davidson County, Tennessee, being Unit B of 3723 Burrus Street Townhomes, as shown on the plat attached as Exhibit C to the Declaration of Covenants, Conditions, and Restrictions for 3723 Burrus Street Townhomes, of record in Instrument No. 20150729-0074668, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jose Antonio Marin and Lauren M. Marin, by Warranty Deed from Urban Properties, LLC., a Tennessee limited liability company, dated August 1, 2016, of record in Instrument No. 20160802-0079348, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Urban Properties, LLC, a Tennessee Limited Liability
Company, by Warranty Deed from Paul Jefferson Campbell, II, dated May 22, 2015 of record in Instrument No.
20150602-0051252, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Charter of record in Instrument No. 20150804-0076898, said Register's Office.

Driveway Agreement of record in Instrument No. 20010110-0003280, Instrument No. 20160212-0013893, Instrument No. 20160222-0016667, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3723B Burrus St, Nashville, TN 37216.

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 in 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.

Jose Antonio Marin Date: 6.29.18

Lauren M Marin Date: 6-29-18
Lauren M Marin

STATE OF Minnesota

COUNTY OF Washington

Personally appeared before me, a Notary Public of said County and State, Jose Antonio Marin and Lauren M Marin, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

TANNER D. JORDAN
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2021

NOTARY PUBLIC

My Commission Expires: 01/31/2021

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

