Bill Garrett Davidson County
Batch# 118059 DEEDWARR
07/18/2018 01:47:02 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20180718-0070095

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-1510

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 16, 2018

Notary Public
Commission Expires: _____

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Olga Valencia Lopez 1010 16th Avenue South 303 Nashville, TN 37212	Same	105-01-0B-303.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Natalie Keene, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Olga Valencia Lopez, unmarried

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 No. 303 of Ten Ten On the Row, a Condominium, a horizontal property regime, located at 1010 16th Avenue South, Nashville, Tennessee, and described in Master Deed recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the

apartments, property, co-owners and tenants of Ten Ten On the Row, Condominium Units, contained in the Master Deed and By-Laws and Plat appended thereto, recorded in Instrument No. 20071023-0125441, Register's Office for Davidson County, Tennesse, and amendments in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965 and Instrument No. 20090929-0090277, are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Parking Space No. P-16 is assigned as a Limited Common Element for the exclusive use by the owner of Unit 303.
Being the same property conveyed to Natalie Katherine Keene, an unmarried woman by Warranty deed from Erik Risemberg, Trustee of The Marina Trust dated August 2, 2012 of record in Instrument No. 20150602-0051083 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 02, 2015. (Value of consideration shown in aforementioned deed $255,000.00.) Being also known as 1010 16th Ave S, 303 Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1010 16th Avenue South, 303, Nashville, TN 37212

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 16, 2018.

Natalie Keene

Natalie Keene

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Natalie Keene** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of July, 2018.

Notary Public
My Commission Expires: _____

(Notary Seal)

