Bill Garrett Davidson County
Batch# 121325 DEEDWARR
07/27/2018 08:46:11 AM 3 pgs
Fees: $18.00 Taxes: $1,489.25
20180727-0073234

NEW OWNER:

Ricardo A. Hernandez
Sydney M. Dowd
203 McKennell Drive
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0387

072-154-F-002.00-CO

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Two Thousand Five Hundred and 00/100 Dollars ($402,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **RICARDO A. HERNANDEZ AND SYDNEY M. DOWD, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for McKennell Estates Establishing, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170719-0072821 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to 508 Investors, LLC, a Tennessee Limited Liability Company by Warranty deed from Joseph M. Roberts of record in Instrument No. 20170406-0033717 Register's Office for Davidson County, Tennessee, dated April 03, 2017 and recorded on April 06, 2017.

Being the same property referenced to The Master Deed Amendment of Record in Instrument NO. * 20180727-0073233 **, Register's Office for Davidson County, Tennessee.**

Being also known as 203 McKennell Drive Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of **July, 2018.**

508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: **THEODORE J. BERTUCA, MEMBER**

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **THEODORE J. BERTUCA**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **THEODORE J. BERTUCA** is a member of 508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainer, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 12th day of **July, 2018.**

NOTARY PUBLIC

My commission expires: 10.6.21

DANIELLE IMBARATTO STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **402,500.00** .

AFFIANT

Sworn to and subscribed to before me this 12th day of **July, 2018.**

NOTARY PUBLIC

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018