# WARRANTY DEED

Bill Garrett Davidson County
Batch# 127296 DEEDWARR
08/10/2018 08:11:30 AM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20180810-0078898

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$435,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 14 day of July, 2018

Julie Coone
Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Kristie Lynne Passalacqua | ~~SAME~~ Kristie Lynne Passalacqua | 072-15-4B-001.00CO |
| 1428-A Riverside Drive | 500 Jefferson Ave #1011 | |
| Nashille, TN 37206 | Redwood City CA 94063 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daniel Blake Sifuentes 50% percent interest, Craig Morgan Dowling, 25% percent interest and Steven Marc Brakman 25% percent interest,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kristie Lynne Passalacqua, married woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1428 Riverside Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170616-0060746, being shown on Plat attached thereto as Exhibit "D", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.**

**Being part of the same property conveyed to Daniel Blake Sifuentes, 50% percent interest, Craig Morgan Dowling, 25% percent interest, and Steven Marc Brakman, 25% percent interest, from David Eugene Crabtree, Denise Dawn Crabtree Vimuktanon, and William Edwin Crabtree, heirs at law of Shirley D. Crabtree, by deed on November 28, 2016, of record in Instrument Number 20161130-0125626, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, for Map & Parcel 072-15-4B-001.00CO, which are not due until 10/1/2018.
- Subject to all matters on the Plan as set out on Exhibit "D" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20170616-0060746, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170616-0060746, Register's Office for Davidson County, Tennessee.
- Charter of 1428 Riverside Townhomes Association, Inc., of record in Instrument No. 20170616-0060745, Register's Office for Davidson County, Tennessee.
- Subject to all matters on Plan of record in Instrument No. 20170516-0048494, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **1428-A Riverside Drive, Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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** our hands this July 24, 2018.

**Daniel Blake Sifuentes**

**Craig Morgan Dowling**

**Steven Marc Brakman**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Craig Morgan Dowling, and Steven Marc Brakman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel Blake Sifuentes** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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** our hands this July 24, 2018.

**Daniel Blake Sifuentes**

**Craig Morgan Dowling**

**Steven Marc Brakman**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Craig Morgan Dowling, and Steven Marc Brakman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2018

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel Blake Sifuentes** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 24, 2018

My commission expires 5-3-2020

JULIE COONE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

_____
Notary Public

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone — My commission expires: 5-3-2021
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.