Rowtitle

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137576 DEEDWARR
09/06/2018 11:52:53 AM 2 pgs
Fees: $13.00 Taxes: $1,274.65

20180906-0088346

JM-CPC-18-227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/14/19

(AFFIX SEAL)

MONTGOMERY COUNTY NOTARY PUBLIC STATE OF TENNESSEE ELIZABETHTON PRESTON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MGD Trust dated August 13, 2018	**NEW OWNER**	
(NAME)	(NAME)	**161-13-0B-227.00-CO**
227 Brushy Creek Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FELIPE LIMA AND ANGELA R. LIMA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LOU M. TAYLOR, TRUSTEE OF THE MGD TRUST DATED AUGUST 13, 2018,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 227 On the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Felipe Lima, a single man, and Angela Rouech, a single woman by Warranty deed from Judith B. Wiens, unmarried woman of record in Instrument No. 20131014-0107341 Register's Office for Davidson County, Tennessee, dated October 08, 2013 and recorded on October 14, 2013, and Scrivener's Affidavit Quitclaim Deed recorded on November 21, 2013, recorded in Instrument No. 20131121-0120053.

The said Angela Rouech has since married Felipe Lima and as such is now known as Angela R. Lima

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Master Deed establishing a Horizontal Property Regime of Creekside at Brentwood of record in Instrument Number 200407020079260, Instrument 200502040013611, Instrument 200503290034131, Instrument 200508220100021 and Instrument 200706220075126, Register's Office for Davidson County, Tennessee.
- Right of Way to State of Tennessee in Book 7859, page 398, Register's Office for Davidson County, Tennessee.
- Ground Lease with SBA Towers, Inc. in Instrument 200004030032883, Instrument 200007140069736, Instrument 200403050025830, Instrument 200403050025837, and Instrument 201102030009711, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement in Book 2438, page 376, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains in Book 6408, page 486, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement in Book 7250, pages 755 and 758, and Book 7267, page 41, Register's Office for Davidson County, Tennessee.
- Construction Slope Easement in Book 7851, page 708, Register's Office for Davidson County, Tennessee.
- Access and Grading Easement Agreement in Instrument 200403050025838, Register's Office for Davidson County, Tennessee.
- Drainage Easement, Stockpile, Buffer, Traffic Lights and Lanes Agreement in Instrument 200403050025834, Register's Office for Davidson County, Tennessee.
- Easement in Book 9444, page 27, Register's Office for Davidson County, Tennessee.
- Miscellaneous easements and right of way granted to State of Tennessee in Book 7859, page 398, Register' s Office for Davidson County, Tennessee.
- Quitclaim Deed for common area in Instrument 200807240075832, Register's Office for Davidson County, Tennessee.
- Plan (Boundary Plat) of record in Instrument Number 20040714-0084063, amended in Instrument Number

20090730-0071237, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20041217-0150431, Register's Office for Davidson County, Tennessee.
- Easement for underground utility line of record in Instrument No. 20050606-0064353, Register's Office for Davidson County, Tennessee.
- Easement for access and utilities of record in Instrument No, 20040305-0025839, Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee.
- Memorandum of Antenna Site Agreement recorded in Instrument No. 20000321-0028710, Register' s Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Instrument No. 20001102-0108823, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **227 Brushy Creek Ln, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF SEPTEMBER, 2018.

Felipe Lima

Angela R. Lima

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FELIPE LIMA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA R. LIMA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212