Karen Y Johnson Davidson County
Batch# 145564 DEEDWARR
09/26/2018 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $517.62
20180926-0095453

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,897.00.

Ramon E. Delgado Gomez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0765

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ramon E. Delgado Gomez	Pinnacle Bank	#136030A02500
(NAME) 4000 Anderson Road Apt 25	(NAME) 150 3rd Avenue Ste 1000	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-NINE THOUSAND EIGHT HUNDRED NINETY-SEVEN AND NO/100 DOLLARS ($139,897.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRYAN G. RUBIO, AN UNMARRIED INDIVIDUAL,

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

RAMON E. DELGADO GOMEZ, a Single 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:

A certain condominium apartment in Davidson County, Tennessee, being Townhouse Number 25, Building No. 13 in a Horizontal Property Regime located on the plat of Priest Lake Park Condominium Townhouses, Phase 1, of record in Book 4460, Page 79, and revised in Plat Book 4460, page 88, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bryan G. Rubio, an unmarried individual, by deed from Travis L Temples and Brittany A Temples, husband and wife, of record in Instrument 20130114-0004135, said Register's Office, dated January 8, 2013.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4651, Page 412; Book 4943, Page 692; Book 5189, Page 671; Book 4651, Page 420; Book 5083, Page 417, Instrument No. 200508170097909, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 79 and revised in Plat Book 4460, page 88, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4000 Anderson Road #25, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 25th day of September, 2018.

Bryan G. Rubio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan G. Rubio, 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 and official seal this, 25th day of September, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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)

