Karen Y Johnson Davidson County
Batch# 147226 DEEDWARR
10/01/2018 10:52:28 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20181001-0096947

WARRANTY DEED

File #2018-292

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00.

Affiant

Subscribed and sworn to before me on September 28, 2018.

NOTARY PUBLIC
My Commission Expires: 7/5/21

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Waldir G. Sepulveda and Veronica Garcia	New Owner	142-7-F-59CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TARA L. CLEARE, UNMARRIED** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **WALDIR G. SEPULVEDA AND LUZ VERONICA GARCIA,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 59, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed recorded as Instrument No. 200007200071772, re-recorded as Instrument No. 200008280084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to TARA L. CLEARE, AN UNMARRIED WOMAN, by deed from PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, of record in Instrument No. 2011205-0134138, dated November 30, 2001, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 7252 Hwy 70 S. #603, Nashville, TN 37221.

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 GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 on September 25, 2018.

Grantor

Tara L. Cleare

STATE OF Colorado
COUNTY OF Denver

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

Witness my hand, at office, this 25th day of September, 2018.

Hari K. Dallakoti
Notary Public

My commission expires: 08/14/2022

HARI K DALLAKOTI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064025778
MY COMMISSION EXPIRES 08/14/2022