WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2879

Karen Y Johnson Davidson County
Batch# 148109 DEEDWARR
10/02/2018 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20181002-0097911

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/21/20

(AFFIX SEAL)

RACHEL MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

R-AVE-18-212

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)
Lisanne Mariel Palacios and David Palacios	Highlands Residential Mortgage	
(NAME) **212 Wynbrook Court**	(NAME) 12001 N. Central Expwy, Ste 750	**142-07-0D-212.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Dallas TX 75243	
(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, **FATIN S. QAZAIT AND JEFF P. WILSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISANNE MARIEL PALACIOS AND DAVID PALACIOS, WIFE AND HUSBAND, JOINT TENANTS,** 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:

A Condominium Apartment in Davidson County. Tennessee, being Unit No. 212 of Wynbrook Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "A" to the Master Deed of record in Book 7285, page 918, and amended in Book 7507, page 271, Registers Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartments' appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Fatin S. Qazait, unmarried and Jeff P. Wilson, unmarried by Warranty deed from Monty J. Vanbeber and wife, Marianne C. Targino Vanbeber of record in Instrument No. 20070606-0067523 Register's Office for Davidson County, Tennessee, dated May 25, 2007 and recorded on June 06, 2007.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Wynbrook Condominiums of record in Book 7285, Page 918, as amended in Book 7507, Page 271, Book 6529, Page 560, Book 7037, Page 683, Book 7470, Page 130 and Book 7550, Page 809, Register's Office for Davidson County, Tennessee.
- Condominium Plat recorded in Book 7285, Page 918 as Exhibit "A" of Master Deed therein, and in Book 7507, Page 271 as Exhibit "C" of Amended Master Deed therein.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 177, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7285, Page 957, in the Register's Office for Davidson County, Tennessee.
- Rule regarding enforcement of governing documents of record in Instrument Number 20070604-0066335, in the Register's Office for Davidson County, Tennessee.
- Charter of Wynbrook Homeowners Association of record in Book 7299, Page 920, in the Register's Office for Davidson County, Tennessee.
- Agreement for Electrical Permit of record in Book 6552, Page 617, in the 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: **212 Wynbrook Court, Nashville, Tennessee 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 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 28th DAY OF SEPTEMBER, 2018.

Fatin S. Qazait

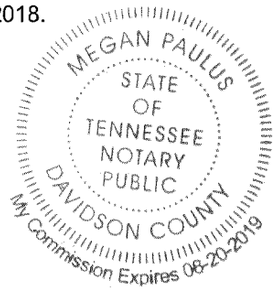
Jeff P. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FATIN S. QAZAIT, 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 28th of September, 2018.

Notary Public
My Commission Expires: 8/26/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF P. WILSON, 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 28th of September, 2018.

Notary Public
My Commission Expires: 8/26/19
(SEAL)



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

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)