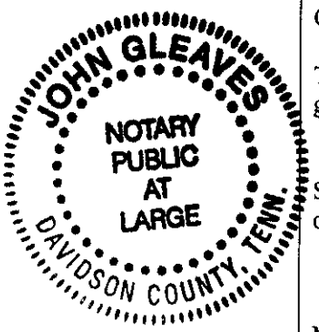
Karen Y Johnson Davidson County
Batch# 149286 DEEDWARR
10/04/2018 03:42:30 PM 2 pgs
Fees: $13.00 Taxes: $3,219.00
20181004-0098822

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $870,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2018.

Notary Public

My commission expires: 1-3-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Baker Luck Kate Luck	New Owner	
919 Halcyon Avenue		118-01-0S-002.00-CO
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALLISON FLORES AND JAVIER FLORES, WIFE AND HUSBAND, AND DONNA M. GUEST, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAKER LUCK AND KATE LUCK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Private Element Unit No. B of Halcyon Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Halcyon Commons, a Townhouse Planned Unit Development of record in Instrument No. 20120507-0039454, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive Halcyon Commons, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said declaration appearing in Instrument No. 20120507-0039454, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Allison M. Flores and Javier L. Flores, wife and husband by Warranty deed from GYJ Ventures, LLC, A Delaware Limited Liability Company of record in Instrument No. 20130311-0024131 Register's Office for Davidson County, Tennessee, dated March 07, 2013 and recorded on March 11, 2013.

Being the same property conveyed to Allison Flores and Javier Flores, wife and husband, as a 75% undivided interest, and Donna M. Guest, a single woman, as to a 25% undivided interest, a tenants in common with the right of survivorship by Quitclaim deed from Allison Flores and Javier Flores, wife and husband of record in Instrument No. 20130724-0076315 Register's Office for Davidson County, Tennessee, dated July 24, 2013 and recorded on July 24, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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

The address of the herein described property is believed to be 919 Halcyon Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2018.

ALLISON flores BY JAVIER flores
ATTORNEY IN FACT

Allison Flores by Javier Flores,
Attorney in Fact

Javier Flores

Donna M. Guest

Donna M. Guest

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Javier Flores and Donna M. Guest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2018.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires: 5-2-22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2018, before me personally appeared Javier Flores, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Allison Flores as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Allison Flores.

Witness my hand and seal this 2nd day of October, 2018.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022