THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 181017997

Karen Y Johnson Davidson County
Batch# 150693 DEEDWARR
10/11/2018 10:28:10 AM 2 pgs
Fees: $13.00 Taxes: $582.75

20181011-0100785

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $157,500.00.

Affiant

Subscribed and sworn to before me, this 10th day of October, 2018.

Notary Public
My Commission Expires: 3/28/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Pablo A. Dongarra Travecedo 5326 Edmondson Pike Apt. 2 Nashville TN 37211	New Owner	Tax Parcel ID No. 161-01-0A-026.00-CO and 161-01-0A-021.00-CO (Garage)

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rachel A. Hines, unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Pablo A. Dongarra Travecedo, unmarried and Mario A. Dongarra Garcia and Pilar L. Travecedo Abello, husband and wife, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5326 - #2, together with Garage No. 21 of Danburry Condominiums as shown on the Plat of Danbury of record in Book 6612, page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowners Association, all as described in Book 6612, page 75, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rachel A. Hines, unmarried woman by Warranty deed from Momolu S. Dorley, unmarried of record in Instrument No. 20151013-0103804 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 13, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 65, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all

conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Danbury Homeowners Association of record in Book 6612, Page 75 and as amended in Book 11460, Page 631, Register's Office for Davidson County, Tennessee.

Charter of Danbury Homeowner's Association of record in Book 6625, Page 510, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 6461, Page 530 and Book 7291, Page 879, in the Register's Office for Davidson County, Tennessee.

Lease Agreement of record in Book 5114, Page 39, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metropolitan Government of Nashville of record in Book 6479, Page 278, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5326 Edmondson Pike Apt. 2 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of October, 2018.

Rachel A. Hines

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel A. Hines, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of October, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022