THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180917729

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $249,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of October, 2018.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Y Johnson Davidson County
Batch# 151407 DEEDWARR
10/15/2018 11:39:50 AM 2 pgs
Fees: $13.00 Taxes: $921.30

20181015-0101870

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Miguel De Barros Cortez 2709 Linmar Avenue #5 Nashville TN 37215	New Owner	Tax Parcel ID No. 104-14-0C-005.00-CO

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, **Edwin Best Peel, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Miguel De Barros Cortez, unmarried**, ("Grantee"), his 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. 5, together with the appurtenant interest in the common elements of Linmar Place, a Horizontal property regime, established by Master Deed and by-laws, of record in Book 6892, Page 724, amended in Book 7213, Page 129, and in Book 7374, Page 800, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium site plan attached as Exhibit "C" to the aforementioned master Deed and Amendments.

Being the same property conveyed to Edwin Best Peel, Jr. by Warranty deed from William Hamburg, married of record in Instrument No. 20150501-0039109 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 01, 2015.

Said property was never the marital residence of Grantor.

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 2018, a lien not yet due and payable.

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 Linmar Place of record in Book 6892, Page 724, as amended in Book

7213, Page 129, and Book 7374, Page 800, Register's Office for Davidson County, Tennessee.

Charter of Linmar Place Homeowner's Association, Inc. of record in Book 7233, Page 923, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of Sanitary Sewer to Metro Government of record in Book 7597, Page 703, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3982, Page 140, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2709 Linmar Avenue #5 Nashville TN 37215

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 11th day of October, 2018.

Edwin Best Peel, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edwin Best Peel, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____