WARRANTY DEED

aren Y Johnson Davidson County
atch# 162665 DEEDWARR
/20/2018 12:46:23 PM 2 pgs
ees: $13.00 Taxes: $1,279.83

20181120-0114230

File No. LG0004629

LINDA JEAN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
GREENE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 04-24-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Lou Holmberg, Trustee	New Owner	091-01-0E-002.00
(NAME)	(NAME)	
1302 63rd Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Chad Cepeda and wife, Carrie E. Ponder,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Lou Holmberg, Trustee of the Mary Lou Holmberg Revocable Trust U/A/D October 29, 2014,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit B, as established in Declarations of Covenants, Conditions and Restrictions for 6218 Louisiana Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150615-0056420 and amended in Instrument No. 20150908-0090785, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit B to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chad Cepeda, an unmarried man, by Warranty Deed from Grant Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20160617-0061498, in the Register's Office of Davidson County, Tennessee, dated June 14, 2016 and recorded June 17, 2016.

Chad Cepeda has since married, and his spouse, Carrie E. Ponder, joins in this instrument to convey any interest she may have obtained in the subject property as the spouse of Chad Cepeda.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1302 63rd Ave N, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 my hand this 9th day of November, 2018.

Chad Cepeda
Chad Cepeda

Carrie E. Ponder
Carrie E. Ponder

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chad Cepeda, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of November, 2018.

LINDA JEAN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC GREENE COUNTY

Linda Jean Reynolds
Notary Public

My commission expires: 04-24-2019

STATE OF TENNESSEE
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carrie E. Ponder, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of November, 2018.

LINDA JEAN REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC GREENE COUNTY

Linda Jean Reynolds
Notary Public

My commission expires: 04-24-2019

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206