Karen Y Johnson Davidson County
Batch# 168188 DEEDWARR
11/29/2018 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20181129-0116384

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Rebecca June Gates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22
(AFFIX SEAL)

R-VRES-18-01430B

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)
Zachary Jackson Pandino and Amanda Pandino	New owner	
(NAME)	(NAME)	**071-11-0C-002.00-CO**
1430 B Stainback Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **DAVID MICHAEL GATES, UNMARRIED AND REBECCA JUNE GATES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY JACKSON PANDINO AND AMANDA PANDINO, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit 1430 B on the Plan of Stainback Estates, a Horizontal Property Regime with Private Elements, located at Nashville, Davidson County, Tennessee and described in a Master Deed with Declaration of Covenants, Conditions and Restrictions for Stainback Estates, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161110-0119283, Register's Office, Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Stainback Estates, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat field as Exhibit "B" to said Declaration appearing in Instrument No. 20161110-0119283, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated here by referenced and made a part hereto of the same as though copied herein for a more complete identification of said Unit.

Being the same property conveyed to David Michael Gates and Rebecca June Gates, husband and wife by Warranty Deed from Robert Clark of record in Instrument No. 20171201-0122602, Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 01, 2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20161110-0119283 and amended in Instrument No. 20161207-0128565, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Instrument Number 20161110-0119284, 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: **1430 B Stainback Avenue, Nashville, Tennessee 37207**.

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 20th DAY OF NOVEMBER, 2018.

David Michael Gates

Rebecca June Gates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MICHAEL GATES, 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 20th of November, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA JUNE GATES, 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 20th of November, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

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

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signer's Name

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and state, Todd A. Tressler II, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Signer's Name

Danielle Imbaratto

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).