Karen Y Johnson Davidson County
Batch# 177516 DEEDWARR
12/26/2018 10:24:30 AM 4 pgs
Fees: $23.00 Taxes: $954.60
20181226-0124940

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34553-11-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $258,000.00. Affiant Subscribed and sworn to before me this 14th day of December, 2018. Notary Public My Commission Expires: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

WARRANTY DEED

Address New Owner: Paul Edward Mortensen, II, Maria Belen Estabillo 3021 Harbor Lights Drive Nashville, TN 37217	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 136 05 0 A 065 00CO

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, **Sarah E. Carpenter, a single woman and Amanda L. Boiteau, a single woman** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Paul Edward Mortensen II and Maria Belen Punzalan Estabillo, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3021 Harbor Lights Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 14th day of December, 2018.

Sarah E Carpenter by Kelly as her attorney in fact

Sarah E. Carpenter, by Kelly E. Cox, her Attorney-in-fact

Amanda L. Boiteau by Kelly as her attorney in fact

Amanda L. Boiteau, by Kelly E. Cox, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly E. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sarah E. Carpenter and Amanda L. Boiteau, and she is authorized by Sarah E. Carpenter and Amanda L. Boiteau to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of December, 2018.

Notary Public

My Commission Expires:

ASHLEY MART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Bayview Estates Phase Two, as of record in Instrument No. 20000609-0057633, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sarah E. Carpenter, a single woman and Amanda L. Boiteau, a single woman by deed dated September 8, 2014 from Daniel Vivian and Victoria Vivian, husband and wife of record in Instrument No. 20140912-0083543, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, not yet due and payable. Map and Parcel No. 136 05 0 A 065 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Bayview, of record in Book 10323, page 55, Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, Book 11271, page 163,and Instrument No. 20020104-00014030, Register's Office for Davidson County, Tennessee
3. Dedication of common area to Bayview Venture Homeowner's Association of record in Instrument No. 20000710-0068261, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20000609-0057633, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7830, page 233, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 10085, page 576, Register's Office for Davidson County, Tennessee.
7. Easement for ingress/egress of record in Book 3708, page 237, Register's Office for Davidson County, Tennessee.
8. Landscape Agreement of record in Book 10339, page 298, Register's Office for Davidson County, Tennessee.
9. Easement for Telecommunications of record in Book 11762, page 271, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Melissa Turecki**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Beth Turner,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beth Turner

My Commission Expires:
2-25-20

SEAL