RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Karen Y Johnson Davidson County
Batch# 179899 DEEDWARR
01/02/2019 02:28:04 PM 2 pgs
Fees: $13.00 Taxes: $159.10
20190102-0000398

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$43,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2018.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MIGUEL ALEXANDER COLINDRES	New owner	**133-16-O-A 103.00**
270 Tampa Drive, Apt H 8	121 Irvin Rd	
Nashville, TN 37211	Lavergne, TN 37086	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Leonard Suter, a married man
HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miguel Alexander Colindres

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. H-8, on the Horizontal Property Regime for Harding Glen Condominium, as recorded in the Master Deed of record in Book 6400, page 801, amended in Book 9397, page 814, Book 11509, page 965, Instrument No. 20070926-0114999, which was corrected by Scrivener's Affidavit of record in Instrument No. 20171004-0101537 and being further amended in Instrument No. 20180606-0054269, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to LEONARD SUTER, by deed from LISA H. TAYLOR, TRUSTEE OF THE JAMES R. HILLIN BYPASS TRUST AND NANCY T. HILLIN, INDIVIDUALLY, BY AND THROUGH LISA H. TAYLOR AS ATTORNEY-IN-FACT, of record in Instrument No. 20150727-0073772, dated July 22, 2015, said Register's Office.
Leonard Suter hereby certifies that the property being herein conveyed has never been his, nor his spouse's residence.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 270 Tampa Drive, Apt H8, Nashville, TN 37211.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 28th day of December, 2018.

Leonard Suter

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Leonard Suter, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2018.

Notary Public

My Commission Expires:

8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY