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

CRT File No. 181118563

Karen Y Johnson Davidson County
Batch# 180075 **DEEDWARR**
01/03/2019 10:37:09 AM 2 pgs
Fees: $13.00 Taxes: $2,046.10

20190103-0000670

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $553,000.00.

Affiant

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

Notary Public

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7/6/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gregory Eugene Geffre and Freeman Kwok Hei Wu 2822 W Kirkwood Avenue Nashville TN 37204	New Owner	Tax Parcel ID No. 118 02 0E 001.00 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, **Lisa Rae and Damian Ignacio Maseda Caballero, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Eugene Geffre, unmarried and Freeman Kwok Hei Wu, unmarried, as tenants in common with right of survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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 A on the Plan of West Kirkwood Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed & Declaration of Covenants, Conditions and Restrictions of West Kirkwood Townhomes, a Private Element Planned Unit Development, of record in Instrument No. 20100408-0026512, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of West Kirkwood Townhomes, shown on an Exhibit to the Master Deed & Declaration of Covenants of record in Instrument No. 20100408-0026512, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed by Quitclaim Deed from Lisa Rae, a married woman to Lisa Rae and Damian Ignacio Maseda Caballero, wife and husband, as recorded on the 11th day of July, 2016 in Instrument No. 20160711-0070584 and Warranty Deed from Michael A. Hiltabidel and Michelle A. Hiltabidel, husband and wife to Lisa Rae, a single woman, as recorded on the 23rd day of July, 2014 in Instrument No. 20140723-0065292, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-RE-18-2822

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST KIRKWOOD TOWNHOMES, as recorded in Plat Book 3842, Page(s) 43; amended at Instrument No. 20100405-0025345.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100408-0026512.

Charter of Homeowners Association recorded at Instrument No. 20100408-0026546.

This is improved property located at 2822 W Kirkwood Avenue Nashville TN 37204

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 28th day of December, 2018.

Lisa Rae by Rich Rieck attorney in fact

Lisa Rae
By: Rich Rieck, Attorney in Fact

Damian Ignacio Maseda Caballero by Rich Rieck attorney in fact

Damian Ignacio Maseda Caballero
By: Rich Rieck, 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, Rich Rieck, 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 he is the Attorney-in-Fact for Lisa Rae and Damian Ignacio Maseda Caballero and that he is authorized by Lisa Rae and Damian Ignacio Maseda Caballero to execute this instrument on their behalf.

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

VAnderson

Notary Public

My Commission Expires: _____

