WARRANTY DEED

File No. 2018-169

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2019.

Notary Public

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

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

Karen Johnson Davidson County
Batch# 187027 **DEEDWARR**
01/23/2019 09:41:31 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20190123-0006495

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick G. Sandoval and Michelle Sandoval	New Owner	52 13 42.00
311 Mosley Drive		
Brentwood, TN. 37207		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **MICHELE JOHNSON, A SINGLE PERSON** has this day bargained and sold and does hereby transfer and convey unto, **DERRICK G. SANDOVAL AND MICHELLE SANDOVAL, HUSBAND AND WIFE**, their heirs and assigns, forever, that certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 42, in the Horizontal Property Regime as shown on the condominium site plat of River Glen Condominium Apartments, Phase One, as of record in Plat Book 6900, page 671, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Michele Johnson, unmarried by Warranty Deed from Julius and Sonia Doochin, LLC, a Tennessee Limited Liability Company of record in Instrument No. 2010528-0041264, in the Register's Office for Davidson County, Tennessee dated May 25, 2010 and recorded on May 28, 2010.

THE PREMISES herein are condominium apartments established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of the other unit owners and all swear, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of River Glen Condominium Apartments, as of record in Plat Book 6900, page 671, and Master Deed of record in Book 7566, page 571, as amended in Instrument No. 20040915-0111299, and in Instrument No. 20040915-0111301; Charter of record in Book 8069, page 158, said Register's Office.

Based upon information provided by the Parties, at the prior conveyance that as of the date of the transfer, the subject premises have suffered certain direct and indirect damage, as a result of the effect of flood water intrusion at the premises. The parties acknowledge and agree that, the subject premises are being transferred by the Grantor to the Grantee(s) in an "AS IS/WHERE-IS" condition without any representations and/or warranties, as to use and /or habitability.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property know as: 2718 Penn Meade Drive, Nashville, Tennessee 37214

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 our hands this 4th day of January 2019.

MICHELE JOHNSON

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared, **MICHELE JOHNSON** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of January, **2019**.

My Commission Expires: 3/26/22

Notary Public

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tn. 37129
(615)956-6466

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD