Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0023

Karen Johnson Davidson County
Batch# 189837 **DEEDWARR**
01/30/2019 11:38:21 AM 2 pgs
Fees: $13.00 Taxes: $175.75

20190130-0008889

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of January, 2019

Notary Public

Commission Expires: 11/21/22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Beniamin Coman P.O. Box 303 Madison, TN 37116	NEW OWNER	043-13-0A-021.00 CO

WARRANTY DEED

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

Mark Salgueiro and wife, Gloria Salgueiro

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Beniamin Coman

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Apartment Unit No. 1-21 of Robin Hood Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Grantor, of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee, reference being made to the said Master Deed, Exhibit "A" for the source of Title of the said Grantor, and Exhibit "A-1" thereto for a specific identification and description of the apartment herein conveyed, and as shown on the plat of Robin Hood Condominium apartments, of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to Mark Salgueiro and wife, Gloria Salgueiro by Warranty Deed from Vicki Louallen, a married woman, and Jean Montgomery, dated 11/10/06 and recorded 11/13/06 in Instrument No. 20061113-0140146, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 323 Forest Park Road, Unit 1-21, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25 day of January, 2019.

Mark Salgueiro

Gloria Salgueiro

STATE OF Florida
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark Salgueiro and Gloria Salgueiro** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NAPLES, FLORIDA this 25th day of January, 2019.

Notary Public
My Commission Expires: 02/11/2022

(Notary Seal)

JAMES L VINCENT
Commission # GG 169879
Expires February 11, 2022
Bonded Thru Budget Notary Services