G#31478-2

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$122,500.00.** Amanda Binner Affiant Subscribed and sworn to before me, this the 15th day of February, 2019. Notary Public My commission expires: _____ (AFFIX SEAL)
Karen Johnson Davidson County Batch# 196246 **DEEDWARR** 02/19/2019 10:31:28 AM 2 pgs Fees: $13.00 Taxes: $453.25 20190219-0014691	

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Shedrick A. Mitchell	Shedrick A. Mitchell	**119140A15300CO**
2929 Selena Drive #153	400 Independence Drive. West	
Nashville, TN 37211	Franklin, TN 37067	

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

Geppe Octavio Hernandez f/k/a Hector O. Hernandez Castro, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shedrick A. Mitchell, a single man

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 153, Building K, Kingswood Condominiums, as shown on Plat of record in Plat Book 5200, Page 520, and as established under Master Deed of record in Book 5552, Page 732, and amended in Book 6058, Page 320, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

BEING the same property conveyed to Hector O. Hernandez Castro, unmarried, by Warranty Deed dated April 30, 2010, from E. Clark Buchi and wife, Judy Buchi, of record in Instrument No. 20100706-0052854, Register's Office for Davidson County, Tennessee.

THE said Hector O. Hernandez Castro changed his name to Geppe Octavio Hernandez by Petition for Name Change granted by the United States District Court for the Middle District of Tennessee on June 18, 2015.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Page 520, Register's Office for Davidson County, Tennessee;

2) Sanitary Sewers and/or Storm Drainage Easements of record in Book 3645, Page 9, in Book 3822, Page 25, in Book 4259, Page 977, and in Book 4260, Page 332, Register's Office for Davidson County, Tennessee;

3) Lease Agreement of record in Book 5585, Page 985, and Bill of Sale of record in Book 5585, Page 989, Register's Office for Davidson County, Tennessee;

4) Easement conveyed to BellSouth Telecommunications of record in Book 11362, Page 523, Register's Office for Davidson County, Tennessee;

5) By-Laws of Kingswood Homeowners Association, Inc., of record in Book 5552, Page 774, Register's Office for Davidson County, Tennessee;

6) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Kingswood Kastle Condominiums, of record in Book 5552, Page 732, and amended in Book 6058, Page 320 as Master Deed for Kingswood, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **2929 Selena Drive #153, 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 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 my/our hand(s) this **15th** day of **February, 2019.**

Geppe Octavio Hernandez
f/k/a Hector O. Hernandez Castro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Geppe Octavio Hernandez f/k/a Hector O. Hernandez Castro,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **February, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY