THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219257** Karen Johnson Davidson County Batch# 200097 DEEDWARR 02/28/2019 08:36:30 AM 3 pgs Fees: $18.00 Taxes: $721.50 20190228-0018045	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $195,000.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2019. Notary Public My Commission Expires: 11-8-2021 BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Robert Michael Guimaraes 2514 Nashboro Boulevard Nashville TN 37217	Send Tax Bills To: Gardner Financial Services LTD, dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231	Tax Information: Tax Parcel ID No. 135-12-0E-022.00 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, **Sandra Garrett, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Michael Guimaraes, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 281, on the Horizontal Property Regime for Phase One, Nashboro Village at Fairway Pointe, Tract 21, of record in Book 4660, page 159 and as shown on Exhibit "B" to the Amendment to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to SANDRA GARRETT and JAMES LEGETT GARRETT, wife and husband, by deed from BUKOLA ELEGBELEYE, of record in Instrument No. 20150325-0025727, dated March 20, 2015, said Register's Office.

JAMES LEGETT GARRETT died on or about August 7, 2018, leaving SANDRA GARRETT as the surviving tenant by the entirety.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 135-12-0E-022.00 CO.

Matters shown on the Plan of record in Book 4660, page 159, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4827, page 14, said Register's Office.

Cable Television Easement and Maintenance Agreement of record in Instrument No. 20001012-0101575, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an

instrument of record in Book 11703, page 520, amended in Instrument No. 20031118-0168332, Instrument No. 20050222-0018813 and in Instrument No. 20110923-0073937, said Register's Office.

This is improved property located at 2514 Nashboro Boulevard Nashville TN 37217

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 27th day of February, 2019.

Sandra Garrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sandra Garrett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Certificate of Authenticity

I, John Cobb Rochford., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

