WARRANTY DEED

Karen Johnson Davidson County
Batch# 200542 DEEDWARR
02/28/2019 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20190228-0018382

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-23-2021

(AFFIX SEAL)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan S. Barber	SEND TO OWNER	082-13-0-E-130.00 CO
(NAME)	(NAME)	
809 3rd Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Sunni Stromei Chavez and husband, Juan Chavez de la Riva,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan S. Barber, a single man, and Benjamin C. Foster, a single man,** 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:

Being a certain condominium apartment situated within Davidson County, Tennessee, being Unit No. 130, together with the appurtenant interest in the common elements of District Lofts, a Condominium Development, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of District Lofts, a Condominium Development, of record in Instrument No. 20080104-0001256, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the site-plan attached as exhibit to said Master Deed, as amended. The easements, including, but not limited to, 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, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of District Lofts, a Condominium Development provided in said Master Deed, as amended, together with the By-Laws appended thereto, the aforementioned site-plan attached as exhibit to said Master Deed, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Sunni Stromei Chavez and husband, Juan Chavez de la Riva, by Quitclaim Deed from Frank C. Stromei and wife, Linda K. Stromei, dated August 15, 2015, of record in Instrument No. 20150825-0086035, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters shown in Instrument No. 20080104-0001256, and amended in Instrument No. 20080609-0059308; easement for stormwater and drainage of record in Instrument No. 20050825-0101609 and Instrument No. 20050825-0101610; easement for sanitary sewers of record in Instrument No. 20061122-0144802;

easement for stormwater of record in Instrument No. 20061122-0144834; easement for Broadband Communication System of record in Instrument No. 20170717-0071706; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 809 3rd Ave. N., Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27 day of February, 2019.

Sunni Stromei Chavez

Juan Chavez de la Riva

State of New Mexico
County of Bernalillo

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sunni Stromei Chavez and Juan Chavez de la Riva, 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 purposes therein contained.

WITNESS my hand and official seal at CNU (City), Albuquerque NM (State), this 27 day of February, 2019.

Notary Public
My Commission Expires: 8-1-22

OFFICIAL SEAL
Crystal Montoya
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8-1-22

File No.: 28986

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)