Karen Johnson Davidson County
Batch# 202084 DEEDWARR
03/05/2019 03:42:30 PM 2 pgs
Fees: $13.00 Taxes: $1,289.45
20190305-0020135

Name and Address of New Owner:
Carla Talarico Romero
1044 Treaty Oaks Drive Unit 25
Nashville, TN 37203

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-06-0L-025.00-CO

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, DeAnna Lauhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **HR Properties of Tennessee, GP, A Tennessee General Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Carla Talarico Romero, A Single Woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 25, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, as shown of record in Instrument No. 20141120-0107174, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, of record as Instrument No. 20150113-0003651, Register's Office for Davidson County, Tennessee, and further amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions to Treaty Oaks Cottages, of record in Instrument No. 20150814-0081914, Register's Office for Davidson County, Tennessee, and Third Amendment of record in Instrument No. 20160826-0089501, and in Instrument No. 20160922-0099884 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to HR Properties of Tennessee, GP, a Tennessee General Partnership by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability company, recorded on February 5, 2018, of record in Instrument No. 20180205-0011563, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty Deed from HR properties of Tennessee, GP, a Tennessee general partnership, recorded on June 20, 2017, of record in Instrument No. 20170602-0062106, corrected by Scrivener's Affidavit of record in Instrument No. 20170922-00997628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by Warranty Deed from Stephens Liquidation Corporation formerly known as Stephens Millwork and Lumber Co., a Tennessee Corporation, recorded on June, 3 2014, of record in Instrument No. 201440603-0047518, Register's Office for Davidson County, Tennessee.

This is improved property known as 1044 Treaty Oaks Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of March, 2019.

HR Properties of Tennessee, GP, a Tennessee General Partnership

By: _____(SEAL)
John A. Bell, Jr-Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of HR Properties of Tennessee, GP a Tennessee General Partnership the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of HR Properties of Tennessee by himself as Authorized Agent.

Witness my hand, at office, this 1st day of March, 2019.

_____
Notary Signature
My commission expires: 3-8-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $348,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
1st day of March, 2019.

_____
Notary Public
My commission expires: 3-8-2021
File No. 2019-107