THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219456

Karen Johnson Davidson County
Batch# 212552 **DEEDWARR**
04/02/2019 08:44:31 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190402-0029482

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mikaela Petollari and Ardian Petollari PO Box 148195 Nashville, TN 37214	New Owner	Tax Parcel ID No. 136-05-0A-116.00-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, **George Gonzalez now known as George Gonzalez Castaneda, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mikaela Petollari and Ardian Petollari, wife and husband,** ("Grantees"), its 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 Lot No. 99 on the Plan of The Enclave at Bayview Estates (formerly known as Bayview Estates), Phase Four, (A Planned Unit Development) of record in Plat at Instrument No. 20030703-0092328, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George Gonzalez, married by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20031204-0174750 Register's Office for Davidson County, Tennessee, dated November 24, 2003 and recorded on December 04, 2003.

George A. Gonzalez, George Gonzalez and George Gonzalez Castaneda being one and the same person.

Mariola Castaneda joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of George Gonzalez Castaneda

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20030703-0092328, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030625-0087233 and amended Instrument No. 20040401-0036662, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10323, Page 55, Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126, Book 11271, Page 163 and Instrument No. 20020104-0001403, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex,

By-Laws of record in Book 10323, Page 86, in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument Number 20030717-0100235, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record in Instrument Number 20030717-0100236, in the Register's Office for Davidson County, Tennessee.

Landscape Agreement of record in Book 10339, Page 298, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 3708, Page 237, Book 7830, Page 233, Book 10085, Page 576 and Book 10339, Page 233, in the Register's Office for Davidson County, Tennessee.

Easement for Bell South of record in Book 11762, Page 271, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20031204-0174750 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 401 Toomer Court 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 29th day of March, 2019.

George Gonzalez Castaneda

Mariola Castaneda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Gonzalez Castaneda and Mariola Castaneda, 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 29th day of March, 2019.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY