Karen Johnson Davidson County
Batch# 212598 DEEDWARR
04/02/2019 09:13:49 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20190402-0029548

WARRANTY DEED

ANGELA D. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$370,000.00.**

Affiant

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

Notary Public

My commission expires: 9-7-21

(AFFIX SEAL)

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
Matthew A. Schwartz **Sara M. Harvey**	Capstar Bank	**Map 095-08-0 Parcel 210-00**
112 Bluefield Square	2002 Richard Jones Rd., Ste 300A	
Nashville, TN 37214	Nashville, TN 37215	

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

Domenica Estrella and husband, Ringo Ordonez

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

Matthew A. Schwartz and Sara M. Harvey, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Bluefield Square, Section Two, of record in Book 5200, Page 163, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Domenica Estrella and husband, Ringo Ordonez, by Deed dated July 28, 2009 from James A. Harper, an unmarried person, of record in Instrument No.20090729-0071093, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 163, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 5491, Page 670, Register's Office for Davidson County, Tennessee. 3) Current year taxes prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **112 Bluefield Square, Nashville, TN 37214**

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 **29th** day of **March, 2019.**

Domenica Estrella

Ringo Ordonez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Domenica Estrella and Ringo Ordonez,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **March, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.