Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

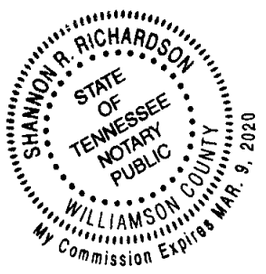
The actual consideration or value, whichever is greater, for this transfer is $50,500.00

Affiant

Subscribed and sworn to before me, this 11th day of April, 2019.

Notary Public

My commission expires: 3.9.2020



(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 217466 **DEEDWARR**
04/15/2019 08:58:20 AM 2 pgs
Fees: $13.00 Taxes: $186.85

20190415-0033873

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ana Marcela Church **Christopher A. Church**	**New Owner**	**Map/Parcel 133-15-0-A-089.00CO**
5056 Lakeview Dr.		
Nashville, TN 37220		

FOR AND IN 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,

Hector Mora Jr., married man

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

Ana Marcela Church and Christopher A. Church, wife and husband

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. O-3 Pagoda Condominiums, created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated and established by a Master Deed of record in Book 6111, page 22, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-2 of said Master Deed. Reference is hereby made to the Plat of Pagoda Condominium set forth in Exhibit A-1 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Hector Mora, Jr., married, by Warranty Deed, from Randy L. Perry and wife, Margaret N. Perry and Helen B. Johnson, a widow, dated September 19, 2009, of record in Instrument No. 20090922-0088278, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Easement to Comcast of record in Instrument No. 20131209-0124879, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6111, Page 22, amended in Book 9445, Page 492, Book 10458, Page 936, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 6111, Page 64, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6548, Page 125, Book 8870, Page 923, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6110, Page 98, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 320 Welch Road, Unit O-3, Nashville, TN 37211.

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 11th day of April, 2019.

Hector Mora Jr.

*I certify by my signature that this property has been used for investment purposes only and has never been the marital residence of either grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Hector Mora Jr., the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2019.

RUSSELL J MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **190182JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027