WARRANTY DEED

Karen Johnson Davidson County
Batch# 224977 DEEDWARR
05/02/2019 02:38:00 PM 2 pgs
Fees: $13.00 Taxes: $651.20

20190502-0041141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

KGV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2019

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Allan S. Goldstein and Cheryl A. Kirkland, Trustee of The Allan S. Goldstein & Cheryl A. Kirkland Family Trust	New Owner	172 12 0D 021.00
(NAME) 7003 Lenox Village Dr., Unit B11	(NAME) 4231 Balboa Ave #1011	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Diego, CA 92117	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian Joseph Collura, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Allan S. Goldstein and Cheryl A. Kirkland, Trustee of The Allan S. Goldstein & Cheryl A. Kirkland Family Trust**, 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 Unit No. B-11 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Margarita Lopez Vasquez, a single person by Warranty Deed from Rhonda M. Walsh Hendricks, a married woman dated January 5, 2015 and recorded January 8, 2015 as Instrument No. 20150108-0002309, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beverly Hecht-Goldstein, an unmarried woman by Warranty Deed from Maggie Albarati a/k/a Margarita Lopez Vasquez a married woman dated March 21, 2018 and recorded March 22, 2018 as Instrument No. 20180322-0027019, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Brian Joseph Collura, unmarried by Warranty Deed from Beverly Hecht-Goldstein, an unmarried woman dated October 3, 2018 and recorded October 10, 2018 as Instrument No. 20181010-0100515, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-1902934SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7003 Lenox Village Dr., Unit B11, 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, 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 30 day of April, 2019

Brian Joseph Collura by

Brian Joseph Collura, by Hillary Monroe Smith as attorney in fact

Hillary Monroe Smith, as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Brian Joseph Collura, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Brian Joseph Collura, for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2019.

Jodi Jackson

Notary Public

My Commission Expires: 7-26-21

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-1902934SSO