Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

12-12
to:

WARRANTY DEED

Karen Johnson Davidson County
Batch# 227898 DEEDWARR
05/09/2019 02:17:15 PM 3 pgs
Fees: $18.00 Taxes: $943.50

20190509-0043710

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00.

Affiant

Subscribed and sworn to me this 3rd day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (RWS)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32459

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Romana Yap Bairan and Joel Espano 1101 18th Avenue South Nashville, TN 37212	BANK OF AMERICA, N.A. P.O. Box 961291 Fort Worth, TX 76161-0291	104-04-E-502.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nicholas Amaro and Lisa Amaro, husband and wife,**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Romana Yap Bairan and Joel Espano, husband and wife**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 502, 1101 Eighteenth Avenue South, as shown in the Master Deed of record in Instrument No. 20060807-0096688, as re-recorded in Instrument No. 20060817-0101760, and as amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee.

PARKING SPACE Number 35 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferrable in any fashion except with a transfer of the unit.

BEING all the same property conveyed to Nicholass Amaro and Lisa Amaro, husband and wife, by Deed from Brittney Cover, n/k/a Brittney Cover Hatch, a married woman, of record in Instrument No. 20140501-0036767, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Deed of conveyance to 1101 Eighteenth Homeowners Association, Inc., of record in Instrument No. 20121128-0109131, and as corrected in Instrument No. 20130117-0005708, Register's Office for Davidson County, Tennessee.
3. The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed, Charter and By-Laws establishing a Horizontal Property Regime of 1101 Eighteenth Avenue, of record in Instrument No. 20060807-0096688, re-recorded in Instrument No. 20060817-0101760, and amended in Instrument No. 20090624-0058837, Register's Office for Davidson County, Tennessee.
4. Inspection and Maintenance Agreement of record in Instrument No. 20071010-0120355, Register's Office for Davidson County, Tennessee.
5. Reciprocal Easement, Access & Maintenance Agreement, of record in Instrument No. 20070926-0114981, Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement, of record in Instrument No. 20060120-0007509, Register's Office for Davidson County, Tennessee.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and any easements and rights of ways for public utilities applicable to this property.
8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1101 18th Avenue South, Nashville, TN 37212.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 2 day of May, 2019.

Nicholas Amaro

Lisa Amaro

STATE OF FLORIDA, COUNTY OF MARTIN

Before me personally appeared Nicholas Amaro and Lisa Amaro to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 2 day of May, 2019.

NOTARY PUBLIC

My Commission Expires: SEP 16, 2022

MARICARMEN RODRIGUEZ
Notary Public - State of Florida
Commission # GG 258937
My Comm. Expires Sep 16, 2022
Bonded through National Notary Assn.