(1)

Karen Johnson Davidson County
Batch# 231746 DEEDWARR
05/20/2019 08:21:04 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20190520-0047012

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Shelley Boutwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2019.

Georgette R Kennedy
Notary Public
MY COMMISSION EXPIRES: 03-08-21
File No. 19-5161

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Allen R. Luna and Amanda J. Luna	SIRVA Mortgage	091-02-0-197
(NAME)	(NAME)	
6014B California Avenue	6200 Oak Tree Blvd., Ste 300	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashvillle, TN 37209	Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Waleed Seder, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen R. Luna and Amanda J. Luna**, 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 of Homes at 6014 California, a Planned Unit Development (Horizontal Property Regime with Private Elements) as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 6014 California and Declaration of Covenants, Conditions and Restrictions for Homes at 6014 California a Horizontal Properly Regime with Private Elements. recorded as Instrument #20180514-0045974 , in the Registers Office For Davidson County, Tennessee along with all ownership interest and rights regarding all related Private Elements Common Elements. and Limited Common Elements as specified in said Declaration.

Being a portion of the property conveyed to Waleed Seder by Deed dated March 20, 2018 from Jose Tonche Reyes and Sanjuana Vital Vaquera, husband and wife, recorded March 21, 2018, in Instrument Number 20180321-0026588, in the Register's Office for Davidson County, Tennessee.

The property being conveyed herein is not the marital residence of the Grantor and/or his spouse

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to Plat of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee.

3. Subject to Notice of Completion of record in Instrument Number 20190304-0019720, Register's Office for Davidson County, Tennessee.

4. Subject to Master Deed of record in Instrument Number 20180514-0045974, Register's Office for Davidson County, Tennessee.

5. Subject to Agreement for Dedication of Public Right of Way of record in Instrument Number 20180605-00583845, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6014B California Avenue, Nashville, TN 37209.

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. Whenever 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 17th day of May, 2019.

Waleed Seder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2019, before me personally appeared Waleed Seder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2019.

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066