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THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190420186

Karen Johnson Davidson County
Batch# 232306 DEEDWARR
05/20/2019 02:42:01 PM 2 pgs
Fees: $13.00 Taxes: $1,254.30

20190520-0047500

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $339,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of May, 2019.

Notary Public
My Commission Expires: 11/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Juan Conde San Miguel and Kathy Sofia Mendieta 401 Bowling Unit 73 Nashville TN 37205	~~New Owner~~ First Tennessee Bank 165 Madison Ave Memphis, TN 38103	Tax Parcel ID No. 104-13-0A-065.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel J. Anton and Kristen L. Anton, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Juan Conde San Miguel and Kathy Sofia Mendieta, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site 65 also known as Unit No. 73 on the Site Plan of Richmeade Place, Section Four, a Planned Unit Development, of record in Book 5210, Page 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Daniel J. Anton and wife, Kristen L. Anton by Warranty Deed from Stephen B. Curnutte, unmarried, recorded on the 25th day of May, 2010 in Instrument No. 20100525-0040189, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHMEADE PLACE, SECTION FOUR, as recorded in Plat Book 5210, Page(s) 16.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4941, Page 637; Book 5036, Page 338; Book 5213, Page 945 and Book 5238, Page 385.

Easement for Comcast of Nashville I, LLC, recorded in Instrument No. 20140328-0025605.

Deed to Homeowners Association for Common Area recorded in Book 4947, Page 348 and Book 5096, Page 682.

This is improved property located at 401 Bowling Unit 73 Nashville TN 37205
*Ave

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2019.

Daniel J. Anton

Kristen L. Anton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel J. Anton and Kristen L. Anton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

