WARRANTY DEED

Karen Johnson Davidson County
Batch# 234427 DEEDWARR
05/24/2019 11:16:55 AM 2 pgs
Fees: $13.00 Taxes: $880.60
20190524-0049404

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RECORDED BY: BANKERS TITLE & ESCROW CORP.
RETURN TO: 3310 WEST END AVE NASHVILLE, TN 37203

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2019

Notary Public

MY COMMISSION EXPIRES: 4-6-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jane Lorenzini	Citizens Bank, N.A.	104-09-0-G-038.00 CO
(NAME)	(NAME)	
	10561 Telegraph Road	
(ADDRESS)	(ADDRESS)	
	Glen Allen, VA 23059-4577	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Camilo Isaza and wife, Marlene Guevara A/K/A Marlene Guevera and Camilo Isaza, Jr., unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jane Lorenzini, unmarried,** 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. 38 located on the 2nd floor of Building C West End Place, (formerly Park Circle Condominiums), as of record as Exhibit B to Master Deed establishing a Horizontal Property Regime, as of record in Book 6809, page 569, Register's Office for Davidson County, Tennessee, along with an undivided percentage interest in the common elements thereto and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Property Regime for West End Place (formerly Park Circle Condominiums) as of record in Book 6809, page 569, as amended in Book 9992, page 744, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Camilo Isaza, Marlene Guevera, and Camilo Isaza, Jr. as tenants in common, by Warranty Deed from Carol Ann Loyd, joined by spouse, John Eskridge, dated February 27, 2007, of record in Instrument No. 20070307-0028006, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 140 W End Place, Unit 38, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Master Deed establishing a Horizontal Property Regime of West End Place, (formerly Park Circle Condominiums), of record in Book 6809, page 569, amended in Book 9992, page 744; Articles of Incorporation/Charter of record in Book 6820, page 916; Easements of record in Book 5967, page 451 and Book 4879, page 460; Leasing Rules of record in Instrument No. 20140423-0034301; Rules and Regulations of record in Book 8834, page 727; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 22nd day of May, 2019.

Camilo Isaza

Camilo Isaza

Marlene Guevara

Marlene Guevara

By Camilo Isaza Sr.

Camilo Isaza Sr. HIS ATTORNEY IN FACT

Camilo Isaza, Jr.
By: Camilo Isaza, Sr., his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Camilo Isaza and Marlene Guevara A/K/A Marlene Guevera, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of May, 2019.

Notary Public

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Camilo Isaza, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Camilo Isaza, Jr., the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Camilo Isaza, Jr. by the said Camilo Isaza, Sr. as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of May, 2019.

Notary Public

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023

My Commission Expires:_____

File No.: 29382