WARRANTY DEED

Karen Johnson Davidson County
Batch# 242682 DEEDWARR
06/13/2019 09:07:24 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20190613-0056712

W-P-19-2317B

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ernesto Ignacio Bustos Flores and Claudia Carolina Bustos Cano	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**081-02-0N-002.00-CO**
2317 B 23rd Avenue N	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Chicago, IL 60613**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTI MCCOMAK, TRUSTEE OF THE KRISTI MCCOMAK LIVING TRUST AGREEMENT, DATED AUGUST 21, 2014,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERNESTO IGNACIO BUSTOS FLORES AND CLAUDIA CAROLINA BUSTOS CANO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 2317B of Homes at 2317 23rd Avenue, a Horizontal Property Regime with Private Elements Located at Nashville, Davidson County, Tennessee, and Described in a Declaration of Covenants, Conditions and Restrictions for Homes at 2317 23rd Avenue, a Horizontal Property Regime with Private Elements, of Record as Instrument No. 20160815-0084574, Register's Office for Davidson County, Tennessee, to Which Reference is Hereby made. The Easements, Restrictive Covenants, Conditions and Regulations Imposed Upon and Relating to The units, Property, Co-owners and Tenants of Homes at 2317 23rd Avenue, a Horizontal Property Regime with Private Elements, Contained in Said Declaration, The plat filed as Exhibit "B" to said Declaration Appearing in Instrument No. 20160815-0084574, and Bylaws Appended Thereto as Exhibit "C", Said Register's Office, are Incorporated Hereby Reference and Made a part Hereof the Same as Though Copied Herein for a More Complete Identification and Description of said Unit.

Being the same property conveyed to Kristi Mccomak, Trustee of the Kristi McComak Living Trust Agreement, dated August 21, 2014 by Warranty deed from The Waterford Center, INC., of record in Instrument No. 20180226-0017978 Register's Office for Davidson County, Tennessee, dated February 22, 2018 and recorded on February 26, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 19, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20160815-0084574, Register's Office for Davidson County, Tennessee.
- Charter for Non-Profit Corporation of record in Instrument Number 20160815-0084573, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2317 B 23rd Avenue N, Nashville, Tennessee 37208**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 10th DAY OF JUNE, 2019.

The Kristi McComak Living Trust Agreement, dated August 21, 2014

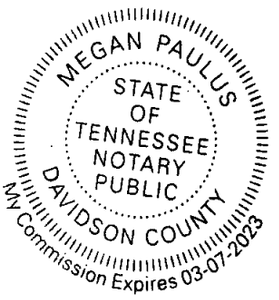
BY: _____
Kristi McComak
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTI MCCOMAK, TRUSTEE of THE KRISTI MCCOMAK LIVING TRUST AGREEMENT, DATED AUGUST 21, 2014, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of June, 2019.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212