Karen Johnson Davidson County
Batch# 243497 DEEDWARR
06/14/2019 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20190614-0057466

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $349,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF JUNE, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.03.19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5723B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Tomas Pineda, JR and Armaflor Q Pineda	Angel Oak Mortgage Solutions LLC	060-12-0-044.00
200 A Sunset Dr	Two Lakeside Commons 980 Hammond Drive, Suite 200	
Nashville, TN 37207	Atlanta, GA 30328	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

URBAN DWELL HOMES, LP, A TENNESSEE LIMITED PARTNERSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TOMAS PINEDA, JR AND ARMAFLOR Q PINEDA, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 19 on the Plan of Highland Park, Block "C" of record in Plat Book 974, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Urban Dwell Homes LP, A Tennessee Limited Partnership by Quitclaim Deed to Re-Establish Lots deed from Urban Dwell Homes LP, A Tennessee Limited Partnership, To Re-Establish Lot(s) No(s) 19, 20, 21 and 22 on the Plan of Highland Park, Block "C" of record in Instrument No. 20180319-00025696 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 19, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 200 A Sunset Dr, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 hand on the 13th day of June, 2019.

Urban Dwell Homes, LP

BY: _____

J. Carlton Drumwright, an Authorized Agent of Latipac, LLC, as General Partner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

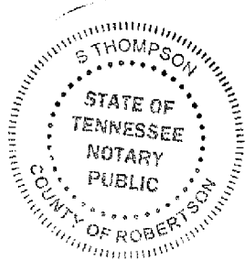
Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Latipac, LLC, a Tennessee Limited Liability Company, the General Partner of Urban Dwell Homes, LP, a Tennessee Limited Partnership, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the limited partnership by himself as the Authorized Agent of Latipac, LLC, in its capacity as General Partner for Urban Dwell homes, LP, the bargainor, a Tennessee Limited Partnership, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand and official seal, this 13th day of June, 2019.

_____

Notary ~~Public~~

My Commission Expires: 12-03-19



File #: 19-5723B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY