STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-5632

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 246594 DEEDWARR
06/21/2019 09:49:04 AM 2 pgs
Fees: $13.00 Taxes: $314.50
20190621-0060035

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gerardo Guerrero (NAME)	Bank of America, NA (NAME)	075-12-0F-030.00-CO
735 Tulip Grove Road (STREET ADDRESS)	7105 Corporate Drive, MS: TX2-981-03-21 (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Plano, TX 75024 (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, **Vernon F. Uhran, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gerardo Guerrero, a married man**, 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 Lot 30 aka Unit 214, Tulip Cove Townhomes, as shown on plat of record in Exhibit "B" of the declaration of covenants, conditions, and restrictions and bylaws and charter for homeowners association of record in Instrument 20050525-0059119, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Vernon F. Uhran, unmarried by Deed dated November 25, 2011, recorded March 21, 2012, in Instrument Number 20120321-0023958, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to PUD Boundary Plat of record in Instrument 20050517-0055768, Register's Office for said County.
2. Subject to Sanitary Sewer Easement of record in Book 4123, Page 640, Register's Office for said County.
3. Subject to Easement to Comcast of Nashville I, LLC of record in instrument 20160301-0019393, Register's Office for said County.
4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions, homeowners association charter and other criteria as shown on the Plat(s) recorded in Instrument 20050525-0059119 as amended in Instrument 20080103-0000699 and Instrument 20120521-0043906, Register's Office for Davidson County, Tennessee.
5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

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 735 Tulip Grove Road, Unit 214, Hermitage, TN 37076.

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 19th day of June, 2019.

Vernon F. Uhran

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 2019, before me personally appeared Vernon F. Uhran, 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 19th day of June, 2019.

Notary Signature
My commission expires: 6/22/21

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

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