WARRANTY DEED

Karen Johnson Davidson County
Batch# 251385 DEEDWARR
07/02/2019 09:23:52 AM 2 pgs
Fees: $13.00 Taxes: $3,681.50

20190702-0064283

MST 2019-0919

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2019

Notary Public

MY COMMISSION EXPIRES: 03/06/23 (AFFIX SEAL)

Notary Public State of Tennessee Williamson County My Commission Expires March 6, 2023

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irving Zamora and Lindsey Zamora	First Tennessee Bank National Association	118-05-0-S-002.00CO
(NAME)	(NAME)	
851 Clayton Avenue	165 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Memphis, TN 38103	
(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, **Marla Richardson, unmarried and Callie Richardson, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey Zamora and husband, Irving Jose Zamora,** 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 B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 849 & 851 Clayton Avenue, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160526-0053161 and being shown on Plat attached thereto as Exhibit "C", 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 Aspen Construction Holding, LLC, a Tennessee limited liability company by Quitclaim Deed from Aspen Construction Holding, LLC of record in Instrument No. 20151015-0104743 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 15, 2015. (Value or consideration as shown in aforementioned deed $0.00.)

Being a portion of the same property conveyed to Aspen Construction Holding, LLC, a Tennessee limited liability company by Quitclaim Deed from Aspen Construction Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20160519-0050368 Register's Office for Davidson County, Tennessee, dated May 19, 2016 and recorded on May 19, 2016. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Marla Richardson and Callie Beatrice Richardson by Warranty deed from Aspen Construction Holding, LLC, a Tennessee limited liability company of record in Instrument No. 20180731-0074716 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 31, 2018, and Scriveners Affidavit recorded on November 06, 2018 as Instrument No. 20181106-0109814. (Value of consideration shown in aforementioned deed $979,476.80.) Being also known as 851 Clayton Avenue Nashville, Tennessee 37204.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2019, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160526-0053161, Register's Office for Davidson County, Tennessee. Restrictive Covenants for detached structure of record in Instrument Number 20170626-0064255, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 851 Clayton Avenue, Nashville, TN 37204
(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 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. 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 28th DAY OF June, 2019.

Marla Richardson

Callie Richardson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marla Richardson and Callie Richardson,** with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2019.

Notary Public

My Commission Expires: 4-24-2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County