WARRANTY DEED

Karen Johnson Davidson County
Batch# 252384 DEEDWARR
07/03/2019 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20190703-0065290

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

Affiant

Subscribed and sworn to before me this 1 day of July, 2019.

Notary Public
My Commission expires: 5/23/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rolando Vasallo	SAME	131-01-0D-217.00CO
177 Stanhope Circle		
Naples, FL 34104	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Ronald E. Farmer**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rolando Vasallo, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 217, and also known as Apartment 23-W, of the Georgetown Apartments, a horizontal property regime established pursuant to the provision of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123, herein referred to as the "Act") and the provisions of the Master Deed for 5025 Hillsboro Homeowners Association Condominiums, as of record in Book 5211, page 325, and as amended in Book 5616, page 133, and in Book 6079, page 516, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, of record in Book 5211, page 345, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Georgetown Apartments, of record in Book 5200, page 4, said Register's Office, for a more complete identification and description of said Unit.

Being the same property conveyed to Ronald Farmer and wife, Linda Farmer, by deed from Glen G. Dukes and Emily E. Dukes, both unmarried , on May 30, 2000, of record in Instrument Number 20000601-0054624, and re-recorded in Instrument Number 20000711-0068692, Register's Office for Davidson County, Tennessee. And further conveyed to Ronald E. Farmer by Quitclaim Deed from Linda P. Farmer on January 3, 2014 of record in Instrument Number 20140107-0001644, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 5200, page 4, Register's Office Davidson County, Tennessee.

By-Laws, Covenants, Restrictions and Charter for 5025 Hillsboro Homeowners Association.

This is improved property known as: **5025 Hillsboro Road #23W, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 28, 2019.

Ronald E. Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ronald E. Farmer** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 28, 2019

My commission expires 7/8/19

Notary Public



True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

