Karen Johnson Davidson County
Batch# 273674 DEEDWARR
08/20/2019 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,060.90
20190820-0083197

WARRANTY DEED

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF AUGUST, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

J-RMX-19-207-302

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):
Fabiano Ramos Dos Santos	**New Owner** c/o SWBC MORTGAGE CORP 9311	
(NAME)	(NAME)	**093 023D 004.00**
207 3rd Ave N Unit 302	9311 SAN PEDRO #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	SAN ANTONIO, TX 78216	
(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, **ZACHARY R. LYONS, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FABIANO RAMOS DOS SANTOS, UNMARRIED, AS TO A 50% INTEREST, AND SEAN VAN SLUIS AND WIFE, BRYNN BAILEY-VAN SLUIS, AS TO A 50% INTEREST, AS TENANTS-IN-COMMON,** 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 No. 302, together with the appurtenant interest in the common elements of The Phoenix Loft (207 Third Avenue North Condominium), a horizontal property regime established by Master Deed and By-Laws of record in Instrument No. 20040701-0078141, amended and restated in Instrument No. 20050907-0107157 and Instrument No. 20051019-0125906, and amended in Instrument No. 20120515-0041818 and Instrument No. 20120523-0044645, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned First Amendment to Amended and Restated Master Deed, of record in Instrument No. 20120523-0044656, said Register's Office.

Being the same property conveyed to Zachary R. Lyons by Warranty Deed from Edgar Allen Branton, Jr. and Gretal Branton, husband and wife, of record in Instrument No. 20140520-0043293, in the Register's Office of Davidson County, Tennessee, dated May 16, 2014 and recorded on May 20, 14.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.

- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE PHOENIX LOFT (207 THIRD AVENUE NORTH CONDOMINIUM) Condominium of record in Instrument No. 20040701-0078141, as amended and restated in Instrument Nos. 20050907-0107157 and 20051019-0125906, as amended by instrument(s) of record in Instrument Nos. 20120515-0041818 and 20120523-0044645; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

- Charters for The Phoenix Loft Condominium Association, Inc of record in Instrument Nos. 20030407-0046048 and 20101206-0097021

- Party Wall Rights of record in Book 9999, page 483

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **207 3rd Ave N Unit 302, Nashville, Tennessee 37201**.

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 15 DAY OF AUGUST, 2019.

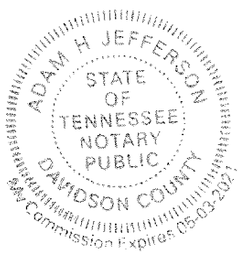
Zachary R. Lyons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZACHARY R. LYONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



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

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

