WARRANTY DEED

Karen Johnson Davidson County
Batch# 278177 DEEDWARR
09/03/2019 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20190903-0088086

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF Aug, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

NIKKIA BRANCH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Elsa M. Melo Diaz	SEND TAX BILLS TO: Elsa M. Melo Diaz	MAP-PARCEL NUMBERS
(NAME) 8401 Callabee Way #12	(NAME) 8401 Callabee Way #12	181020A08200CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(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, **Darren C Gore, a single man, Darren P. Gore and Kimberly J. Gore, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elsa M. Melo Diaz, a single woman,** HEREINAFTER CALLED THE GRANTEE, HER 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 No. D-12 as set forth in the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument no. 20060306-0025686, amended in 20060606-0066938, 20070801-0091466 and Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits of said Master Deed.

Being the same property conveyed to Darren C. Gore, unmarried, Darren P. Gore and Kimberly J. Gore, husband and wife, as joint tenants with rights of survivorship by Warranty Deed from Donny Walker, an unmarried man of record in Instrument No. 20180424-0038478, Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on April 24, 2018. (Value of consideration shown in aforementioned deed $163,000.00.)

Being the same property conveyed to Donny Walker, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070411-0043478 Register's Office for Davidson County, Tennessee, dated April 09, 2007 and recorded on April 11, 2007. (Value of consideration shown in aforementioned deed $121,610.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Instrument Number 20060306-0025686, amended in 20060606-0066938, 20070801-0091466 and Instrument No. 20080808-0081967, Instrument Number 20060227-0022558 and also as Exhibit B of 20060306-00255686, Instrument Number 20190509-0043447, Instrument Number 20060206-0014635, Book 9487, Page 901 and 914, Book 2203, Page 579 and Book 2244, Page 11 in connection with Book 2875, Page 299, Instrument Number 20130103-0001024, Instrument Number 20070503-0053020, Instrument Number 20130215-0015739, in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8401 Callabee Way #12 Antioch, TN 37013
(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 hand this 29th day of August, 2019.

Darren C. Gore by Laura Perry, Attorney in Fact

Darren P. Gore, by Laura Perry, Attorney in Fact

Kimberly J. Gore, by Laura Perry, Attorney in Fact

STATE OF TN
COUNTY OF Williamson

Personally appeared Before me personally appeared Laura Perry to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Darren C. Gore, Darren P. Gore, and Kimberly J. Gore and who acknowledged that they executed the same as the free act and deed of Darren C. Gore, Darren P. Gore, and Kimberly J. Gore.

WITNESS my hand and official seal at office this 29th day of August, 2019.

Notary Public

My Commission Expires: 6/28/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TN
COUNTY OF Williamson

Laura Perry, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Darren C. Gore, Darren P. Gore, and Kimberly J. Gore, the principals.

This 29th day of August, 2019.

Laura Perry

WITNESS my hand and official seal at office this 29th day of August, 2019.

Notary Public

My Commission Expires: 6/28/21

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019