WARRANTY DEED

Karen Johnson Davidson County
Batch# 288621 DEEDWARR
09/19/2019 03:42:29 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190919-0095466

File #2019-360

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $450,000.00.

Ashley Nicole Hughes
Affiant

Subscribed and sworn to before me on September 17, 2019.

Kate Nyquist
NOTARY PUBLIC
My Commission Expires: 11/8/21

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashley Nicole Hughes 6218 California Ave. Nashville, TN 37209	new owner	091-021-K- 001.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MICHAEL ILLOBRE AND NATHANIAL ROBINSON, A MARRIED COUPLE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **ASHLEY NICOLE HUGHES, A SINGLE WOMAN,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for California Cottages Homeowners Association, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151005-0100962 and amended in Instrument No. 20160726-0076725, said Register's Office, and being shown on Plat attached thereto as Exhibit "C" to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Illobre, a married man and spouse, Nathanial Robinson, by deed from Shannon H. Ryan and Jason T. Ryan and James Stephen Daves, of record in Instrument No. 20160504-0044082, dated May 3, 2016, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-CR-19-6218

This is Improved property known as 6218 California Ave, Nashville, TN 37209.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTOS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on September 17, 2019.

Grantor:

Michael Illobre

Grantor:

Nathanial Robinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MICHAEL ILLOBRE AND NATHANIAL ROBINSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of September, 2019.

Notary Public

My commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY