Karen Johnson Davidson County
Batch# 310034 DEEDWARR
11/04/2019 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20191104-0113181

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Elaine C. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-15-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kathleen Walker	CMC	104 06 0M 006.00
(NAME)	(NAME)	
206 Fairmont Court	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Roberto A. Dominguez, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kathleen Walker, Single**, 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 apartment Unit A-6 of Fairmont Court Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 6686, Page 708, and as amended in Book 6712, Page 125, and further amended in Book 6774, (erroneously referred to as Book 6674 in prior deeds) Page 221 and in Book 6823, Page 962, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed and Amendments thereto, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Roberto A. Dominguez, married, and Maria Cristina Dominguez, unmarried by Warranty Deed from Christopher R. Kirkland, and wife, Mary Elizabeth Kirkland dated June 4, 1999 and recorded June 7, 1999 in Book 11515, Page 89, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Roberto A. Dominguez, married by Quitclaim Deed from Maria Cristina Dominguez, now known as Maria Cristina Fromherz, married (incorrectly shown as Maria Christina Dominguez on Warranty Deed) dated June 28, 2019 and recorded July 02, 2019 in Instrument Number 20190702-0064351, in said Register's Office for Davidson County, Tennessee.

Grantor's spouse is not joining in the execution of this deed due to never residing in the above described property, therefore having no interest to convey.

File Number: FND-1910472SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 206 Fairmont Court, Nashville, TN 37203

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 our hands this 23 day of October, 2019

Roberto A. Dominguez

STATE OF Oregon

COUNTY OF Washington

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Roberto A. Dominguez, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2019.

Notary Public

My Commission Expires: April 28, 2023

(SEAL)

OFFICIAL STAMP
TABITHA R COLLIER-TROUPE
NOTARY PUBLIC-OREGON
COMMISSION NO. 986841
MY COMMISSION EXPIRES APRIL 28, 2023

File Number: FND-1910472SSO

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY