Karen Johnson Davidson County
Batch# 324693 DEEDWARR
12/04/2019 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.50
20191204-0124949

#35147

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35147-11-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me this 2nd day of December, 2019. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Jorge L. Gamboa, Vivian K. Kawai 4120 Oriole Place Nashville, TN 37215	**Send Tax Bills To:** Studio Bank 124 12th Ave S., Suite 400 Nashville, TN 37203	**Tax Information:** Map and Parcel No.: 131 03 0 N 002 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith Ann Peebles, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jorge L. Gamboa and Vivian K. Kawai, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4120 Oriole Place, Nashville, TN 37215.

Judith Ann Peebles and Judith A. Peebles are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of December, 2019.

Judith ann Peebles
by R Donald Britton
Attorney - in - Fact

Judith Ann Peebles, by R. Donald Britton, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Donald Britton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Judith Ann Peebles, and he is authorized by Judith Ann Peebles to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of December, 2019.

Notary Public

My Commission Expires:

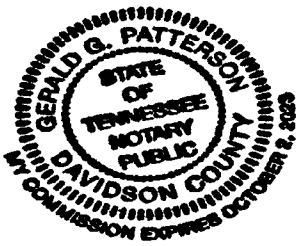


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, on the Horizontal Property Regime of Oriel Place Condominiums shown as Exhibit B on the Declaration of Master Deed of record in Instrument No. 20030716-0099416, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judith Ann Peebles, unmarried by deed dated November 17, 2010 from Lily Tomlin A/K/A Lily M. Tomlin of record in Instrument No. 20101119-0092633, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien but not yet due and payable. Map and Parcel No. 131 03 0 N 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Oriel Place Condominiums, of record in Instrument No. 20030716-0099416, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration and Master Deed of record in Instrument No. 20030716-0099416, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1130, page 30, Register's Office for Davidson County, Tennessee.
6. Easement for storm sewer of record in Book 3893, page 102, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

