WARRANTY DEED

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 325864 DEEDWARR
12/06/2019 09:59:53 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50

20191206-0126023

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Blanton Smith and Nancy Smith, husband and wife 813 Marquette Drive Nashville, TN 37205	NEW OWNER	129-11-0A-012.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **John Joseph Alarcon and Kelli Anne Alarcon, Trustees of the Alarcon Residence Trust Agreement dated April 16, 2018,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Blanton Smith and Nancy Smith, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 113L, together with the appurtenant interest in the common elements of The Cloister at St. Henry, Phase ID, a horizontal property regime established by Master Deed, of record in Book 6933, Page 927, amended in Book 7404, Page 766, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and By-Laws and being located upon Lot No. 2 on the Plan of Phase I-D Fifth Revision, The Cloister at St. Henry of record in Plat Book 6250, Page 979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Joseph Alarcon and Kelli Ann Alarcon by Warranty Deed from The Heirs of Marion Caplan, deceased: James Richard Caplan, Jan Caplan Huettner, Judith Gail Caplan, and Jonathan David Caplan, dated 04/16/2018 and recorded 04/30/2018, of record in Instrument 201804300040433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Joseph Alarcon and Kelli Anne Alarcon, Trustees of the Alarcon Residence Trust Agreement dated April 16,.2018 by Quitclaim Deed from John Joseph Alarcon and Kelli Anne Alarcon, husband and wife dated 05/16/2018 and recorded 05/18/2018, of record in Instrument 201805180047866, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the year 2020 and subsequent years; and as to matters of record as shown on Exhibit A.

This is unimproved ☐ improved ☒ property known as: 813 Marquette Drive, Nashville, TN 37205

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 effective the 5th day of December, 2019.

Alarcon Residence Trust Agreement dated April 16, 2018

BY: _____, Trustee
John Joseph Alarcon, Trustee

BY: _____, Trustee
Kelli Anne Alarcon, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John Joseph Alarcon, Trustee of the Alarcon Residence Trust Agreement dated April 16, 2018 with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 27th of November, 2019.

_____
Notary Public

My Commission Expires: 1-4-21

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kelli Anne Alarcon, Trustee of the Alarcon Residence Trust Agreement dated April 16, 2018 with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 5th of December, 2019.

_____
Notary Public

My Commission Expires: 6/22/20

Judy S. Wells State of Tennessee Notary Public Williamson County

EXHIBIT A

Covenants, conditions, easements and restrictions recorded in Instrument 201012280102374, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Covenants, conditions, easements and restrictions recorded in Book 6933, Page 927, amended in in Book 7404, Page 766, and By-Laws set out in Book 6042, Page 602, amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285, Instrument 200201090003376, and Instrument 201402190014189, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Easement including terms and conditions thereof as recorded in Instrument 201608240088443,in the Register's Office for Davidson County, Tennessee.

Nondisturbance Agreement of record in Book 7306, Page 289, Register's Office for Davidson County, Tennessee.

Rights of others under the terms and conditions contained in the Lease of record in Book 6922, Page 282, Register's Office for Davidson County, Tennessee.

Rights of others under the terms and conditions contained in the By-laws of record in Instrument 201402190014189, Register's Office for Davidson County, Tennessee.

Charter of record in Book 6076, Page 203, Register's Office for Davidson County, Tennessee.

Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee including terms and conditions thereof as recorded in Book 4191, Page 157, Book 6824, Page 870, and Book 6862, Page 384, Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metro - Department of Water and Sewerage Services of record in Book 7893, Page 384 and Book 7893, Page 447, Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage and Water Mains, Pumps, and Appurtenances including terms and conditions thereof as recorded in Instrument 200611010135335, Register's Office for Davidson County, Tennessee.

Deed to St. Henry's Property Development of record in Instrument 201012220101678, Register's Office for Davidson County, Tennessee.

Easement including terms and conditions thereof as recorded in Instrument 201608240088443,in the Register's Office for Davidson County, Tennessee.