Karen Johnson Davidson County
Batch# 340404 DEEDWARR
01/08/2020 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20200108-0002810

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224001**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2020. Notary Public My Commission Expires: July 5, 2021

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Oksana Paola Moscoso 1605 Horton Avenue Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 08 0C 003.00

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, **Ryan Clark Monroe, an unmarried man**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oksana Paola Moscoso, a single person** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Peabody Square Condominium of record in Plat Book 6250, Page 177, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Peabody Square Condominium Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 6404, Page 545, as amended in Book 6527, Page 254, Book 6648, Page 635 and Book 6653, Page 897, said Register's Office.

Being the same property conveyed to Ryan Clark Monroe, by Quitclaim Deed from Erica Elizabeth Monroe, of record in Instrument No. 20190508-0042864, in the Register's Office of Davidson County, Tennessee, dated April 16, 2019 and recorded May 08, 2019.

Being the same property conveyed to Ryan Monroe, unmarried, by Warranty Deed from Brandon O. Eilertson, unmarried, of record in Instrument No. 20140515-0041660, in the Register's Office of Davidson County, Tennessee, dated May 09, 2014 and recorded May 15, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Peabody Square Condominium, as recorded in Plat Book 6404, Page(s) 545.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Peabody Square Condominium of record in Book 6404, Page 545, as amended by instrument(s) of record in Book 6527, Page 254, Book 6648, Page 635 and Book 6653, Page 897.; also subject to easements, rights and interests in favor of other unit owners, and all

sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1605 Horton Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 8th day of January, 2020.

Ryan Clark Monroe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Clark Monroe, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, Krista McRee, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Krista McRee
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

