Karen Johnson Davidson County
Batch# 379628 **DEEDWARR**
03/31/2020 09:39:40 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20200331-0034272

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-19-23
(AFFIX SEAL)

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-010103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Annie Rose Robinson and Roscoe Vause Robinson	New owner	
(NAME)	(NAME)	
400 Herron Drive Unit 115		105-12-0B-015.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Nine Thousand And No/100 Dollars ($239,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MICHAEL GOMEZ, A MARRIED MAN AND WILLY GOMEZ, A MARRIED MAN AND CAROLYN HEPP, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANNIE ROSE ROBINSON, AN UNMARRIED INDIVIDUAL AND ROSCOE VAUSE ROBINSON, A MARRIED MAN, 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 Unit No. 115 of Alloy Condominium, described in the Declaration for Alloy Condominium, of record in Instrument No. 20161123-0123972, amended in Instrument No. 20170616-0060696 and Instrument No. 20180530-0051643, Register's Office for Davidson County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Alloy, LLC, a Tennessee limited liability company by Special Warranty deed from LVH2, LLC, a Tennessee limited liability company of record in Instrument No. 20161123-0123974 Register's Office for Davidson County, Tennessee, dated November 23, 2016 and recorded on November 23, 2016.

Being the same property conveyed to Michael Gomez, married by Warranty deed from Alloy, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20180814-0080370 Register's Office for Davidson County, Tennessee, dated August 08, 2018 and recorded on August 14, 2018.

Being the same property conveyed to Michael Gomez, married, a 50% interest, Willy Gomez, married, a 25% interest, and Carolyn Hepp, married, a 25% interest, as tenants in common by Quitclaim deed from Michael Gomez, married of record in Instrument No. 20190521-0048083 Register's Office for Davidson County, Tennessee, dated May 20, 2020 and recorded on May 21, 2020.

unimproved ☐
This is improved ☒ property, known as 400 Herron Drive Unit 115, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Michael Gomez, A MARRIED MAN and Willy Gomez, A MARRIED MAN and Carolyn Hepp, A MARRIED WOMAN this 27 day of March 2020

Michael Gomez

Willy Gomez

Carolyn Hepp, by Michael Gomez, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of March, 2020, before me personally appeared Michael Gomez and Willy Gomez, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of March, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of March, 2020, before me personally appeared Michael Gomez to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Carolyn Hepp and who acknowledged she executed the same as the free act and deed of the said Carolyn Hepp.

Witness my hand and official seal, this the 27th day of March, 2020.

Notary Public

My Commission Expires: 9.20.23

(SEAL)

