Karen Johnson Davidson County
Batch# 380000 DEEDWARR
03/31/2020 12:14:18 PM 2 pgs
Fees: $13.00 Taxes: $913.90
20200331-0034414

Prepared By ~~& Return To~~:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-1184TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of March, 2020.

Notary Public
Commission Expiration: 03/07/2023

EMILY MATHENEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Andrew Henderson 1004A East Old Hickory Blvd. Madison, TN 37115	New Owner	043-15-0A-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Blanca Inga, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Henderson, an unmarried 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:

Property known as: 1004A East Old Hickory Blvd., Madison, TN 37115, County of Davidson

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1004 Old Hickory Blvd. Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing 1004 Old Hickory Blvd. Residences, a Horizontal Property Regime, of record in Instrument No. 20180309-0022618, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Also being part of the same property previously conveyed to Flavio R. Lema, married, by Warranty Deed from Ramond Bradley and Mazine Bradley, husband and wife, dated 04/04/2016 and recorded 04/06/2016 in Instrument No. 201160406-0032877, said Register's Office.

Also being part of the same property previously conveyed to Blanca Inga, married, by Quitclaim Deed from Flavio R. Lema, married, dated 10/18/2017 and recorded 10/19/2017 in Instrument No. 20171019-0106980, said Register's Office.

Also being part of the same property previously conveyed to Blanca Inga, married, by Quitclaim Deed from Blanca Inga, married, dated 02/05/2018 and recorded 02/06/2018 in Instrument No. 20180206-0011836, said Register's Office.

Return to:

Also being part of the same property previously conveyed to Blanca Inga, married, by Quitclaim Deed from Blanca Inga, married, dated 02/05/2018 and recorded 02/06/2018 in Instrument No. 20180206-0011837, said Register's Office.

Being part of the same property conveyed to Blanca Inga, married, by Quitclaim Deed from Blanca Inga, married, dated 03/08/2018 and recorded 03/09/2018 in Instrument No. 20190309-0022617, said Register's Office. The purpose of this instrument is to combine map and parcel numbers.

Flavio Lema, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital and any other interest in the subject property.

Tax Map and Parcel ID: 043-15-0A-001.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1004A East Old Hickory Blvd., Madison, TN 37115

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 my hand this 25th day of March, 2020.

Blanca Inga

Blanca Inga

Flavio Lema

Flavio Lema

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2020, before me personally appeared **Blanca Inga and Flavio Lema**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 25th day of March, 2020.

Notary Public
Commission Expiration: 03/07/2023