Karen Johnson Davidson County
Batch# 386119 DEEDWARR
04/15/2020 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20200415-0039344

STATE OF TENNESSEE 2020-362
COUNTY OF Davidson

WARRANTY DEED

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

(Affiant)

Sworn to and subscribed before me this 8th day of April, 2020.

Notary Public

My commission expires: 1/8/2024

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Adiene Wade and Dominic Wade (NAME)	**NEW OWNER** (NAME)	**093-06-1J-309.00-C**
415 CHURCH STREET (ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37219 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steve Chavez Guerra, a married individual**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Adiene Wade and Dominic Wade, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1212 of the Horizontal Property Regime of Viridian Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian, a Condominium, of record in Instrument No. 20061004-0122833, amended at Instrument Nos. 20061004-0122834, 20070711-0082578 and 20061004-0122836 and further amended in Instrument No. 20111006-0077592, in the Register's Office for Davidson County, Tennessee and subject to the provision and requirements thereof, and the By-law for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit B to said Master Deed.

Being all the same property conveyed to Steve Chavez Guerra and Lymarie Mercado Torres, husband and wife, by deed from Onyx International Group, Inc. of record in Instrument No. 20140529-0046232, said Register's Office. Subsequently, Steve Chavez Guerra and Lymarie Mercado Torres, a married couple, having conveyed their interest to Steve Chavez Guerra, a married individual, by Quitclaim Deed of record in Inst. No. 20200320-0030793, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Lymarie Mercado Torres, spouse of the above named **Steve Chavez Guerra,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

Subject property also known as 415 Church Street, Nashville, Tennessee 37219.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

True Copy Certification

I, John A. Bell Sr., 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 executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Dellana Lowden, a notary public for this county and state, John A Bell Sr., 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: 3-8-2021

Notary' Seal (if on paper)

DELANA LOWDEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3RD day of April, 2020.

Steve Chavez Guerra

Lymarie Mercado Torres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3RD day of April, 2020, before me personally appeared Steve Chavez Guerra, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3RD day of April, 2020.

My commission expires:

TAWANDA BAXTER-FINCHUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2024

Tawanda Baxter-Finchum
Notary Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3RD day of April, 2020, before me personally appeared Lymarie Mercado Torres, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3RD day of April, 2020.

Tawanda Baxter-Finchum
Notary Signature

My commission expires:

TAWANDA BAXTER-FINCHUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2024

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