Boy 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

2020-392

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00.

(Affiant)

Sworn to and subscribed before me this 29th day of May, 2020.

Notary Public

My commission expires: 7/8/2024

ANDREA FREEMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JAN 08, 2024

Karen Johnson Davidson County
Batch# 408458 DEEDWARR
06/01/2020 11:08:32 AM 2 pgs
Fees: $13.00 Taxes: $1,637.25

20200601-0055951

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)
Douglas Jones (NAME)	(NAME) SAME AS NEW Owner	**103-02-0L-002.00CO**
223 B Orlando Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (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, **Marcos T. Colon and Ashley R. Haber, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Douglas Jones, an unmarried man** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Unit No. B on the Plan of 223 Orlando Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 223 Orlando Townhomes, a Horizontal Property Regime with Private Elements, of record In Instrument No. 20150722-0072021, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of 223 Orlando Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20150722-0072021, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being all the same property conveyed to Marcos T. Colon and Ashley R. Haber, husband and wife, by deed from Gabe Feltner d/b/a Gabe Feltner Construction of record in Instrument No. 20170420-0038976, said Register's Office.

Being improved property also known as: 223 B Orlando Ave., Nashville, TN 37209.

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.

Subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of contained in instrument of record in Instrument Number 20150722-0072021, 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, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of May, 2020.

Marcos T. Colon

Ashley R. Haber

STATE OF TENNESSEE
COUNTY OF Williamson

On this 29th day of May, 2020, before me personally appeared Marcos T. Colon and Ashley R. Haber, 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 29th day of May, 2020.

My Commission Expires: 5/2/22

Notary Signature

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022