Karen Johnson Davidson County
Batch# 439470 **DEEDWARR**
07/17/2020 11:13:00 AM 2 pgs
Fees: $13.00 Taxes: $1,405.63
20200717-0078713

WARRANTY DEED
File No.: 2020-0254

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/22/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Fernando Martinez	Mortgage Research Center LLC dba Veterans United Home Loans	81 3 S 1.00
2109A 11th Ave N	1400 Veterans United Drive	
Nashville, TN 37208	Columbia, MO. 65203	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Kari Treasure, an unmarried woman** has this day bargained and sold and does hereby transfer and convey unto, **Fernando Martinez, a single man** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A of the "2109 11th Avenue North Townhomes", as established by the Declaration of Covenants, Conditions and Restrictions of 2109 11th Avenue North Townhomes, including plan attached as an exhibit to to same of record in Instrument No. 20160818-0086547, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kari Treasure, an unmarried woman by Warranty Deed from MG Gran, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170427-0041341, Register's Office for Davidson County, Tennessee, dated April 21, 2017 and recorded on April 27, 2017.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictons and By-Laws of record in Instrument Number 20160818-0086547, HOA Charter of record in Instrument Number 2016086-0089429; and all existing easements and all other matters of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) 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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: **2109A 11th Ave N, Nashville, TN 37208**

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 our hands this 16 day of July, 2020.

Kari Treasure

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, Jamie Mooney the undersigned Notary Public, personally appeared Kari Treasure, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this July 16, 2020.

Commission expires: 12/18/2021

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

~~RETURN RECORDED DOCUMENTS TO:~~

CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054