WARRANTY DEED

Karen Johnson Davidson County
Batch# 457554 **DEEDWARR**
08/14/2020 03:10:04 PM 2 pgs
Fees: $13.00 Taxes: $423.65

20200814-0091543

A-TRA-20-323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jose M. Murillo and Maricela Fuentes Fuentes	**New Owner**	
(NAME) **323 Forest park Road #4-2**	(NAME) **New Owner**	**043-13-0A-042.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA F. RUCKER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSE M. MURILLO AND MARICELA FUENTES FUENTES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee and being a certain condominium Apartment, described as being Apartment Unit No. 4-2 of Robin Hood Condominium of record in Book 5200, page 124, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Apartment Unit No. 4-2 of Robin Hood Condominium created under Title 64, Sections 2701, et seq., as amended, Tennessee Code annotated, and as established by a Master Deed of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed, as amended by Supplemental Master Deed of record in Book 6569, page 149, said Register's Office.

Being the same property conveyed to Patricia F. Rucker by Warranty deed from Jana Mary LaPeer, unmarried of record in Book 10753, page 818, Register's Office for Davidson County, Tennessee, dated January 02, 1998 and recorded on January 09, 1998.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 124, Register's Office for Davidson County, Tennessee.
- Master Deed with By-Laws appended thereto, establishing a Horizontal Property Regime of Robin Hood Condominium of record in Book 5388, Page 524, as amended in Book 6569, Page 149 and Book 11399, Page 660, Register's Office for Davidson County, Tennessee.
- Charter of Robin Hood Condominiums Homeowner's Association of record in Book 5383, Page 314, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville of record in Book 3436, Page 486, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **323 Forest park Road #4-2, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11 DAY OF AUGUST, 2020.

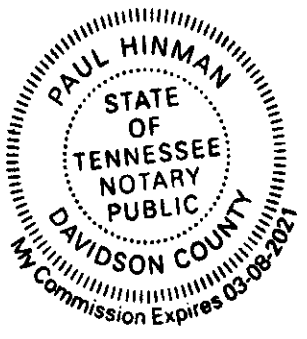
Patricia F. Rucker
Patricia F. Rucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA F. RUCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212