Karen Johnson Davidson County
Batch# 467986 DEEDWARR
09/01/2020 11:09:37 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20200901-0099215

GENERAL WARRANTY DEED

This Instrument Was Prepared By and Return to:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Emiliano Zuniga **2318 Countess Alley** **Nashville, TN 37207**	**First Community Mortgage, Inc.** **262 Robert Rose Dr., Suite 200** **Murfreesboro, TN 37129**	**050-02-0A-322.00-CO**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$258,000.00**

Affiant

Sworn to and subscribed before me this 28th day of August, 2020.

Notary Public
My commission expires: _____

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **SDH Nashville LLC, a Georgia limited liability company** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Emiliano Zuniga, an unmarried man and Kristi Hood, an unmarried woman** (the "Grantees"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, State of Tennessee, being Unit 322 as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No. 20171116-0117974 as corrected in Scrivener's Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements.

Being a portion of the same property conveyed to SDH Nashville, LLC, a Georgia limited liability company by Special Warranty deed from Eatherly/Ring Joint Venture, a Tennessee joint venture of record in Instrument No. 20191205-0125680 Register's Office for Davidson County, Tennessee, dated December 05, 2019 and recorded on December 05, 2019.

This is improved property known as **2318 Countess Alley, Nashville, TN 37207**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantees, their successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit A**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 28th day of August, 2020.

GRANTOR:

SDH NASHVILLE LLC, a Georgia limited liability company

By: _____
Andrew T. Pfeifer, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Andrew T. Pfeifer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her/his oath acknowledged himself to be the President of SDH Nashville LLC, the within named bargainor, a limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Andrew T. Pfeifer, as President.

Witness my hand, at office, this 28th day of August, 2020.

_____
Notary Public

My Commission Expires: 10-3-

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

1. Taxes for the year 2020, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 43, Page 175, Register's Office for Rutherford County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 1745, Page 3915 and 1843, Page 1964, Register's Office for Rutherford County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. Right of Way Easements to Middle Tennessee Electric Membership Corporation of record in Book 1636, Page 2004 and Book 1786, Page 3147 and Book 226, Page 497, in the Register's Office for Rutherford County, Tennessee.

5. Gas Line Easement to United Cities Gas Company, Inc of record in Book 398, Page 203, in the Register's Office for Rutherford County, Tennessee.

6. Easement in favor of the State of Tennessee of record in Book 181, Page 272, in the Register's Office for Rutherford County, Tennessee.

7. Grant of Transmission Line Easement to USA of record in Book 102, Page 465, in the Register's Office for Rutherford County, Tennessee.

8. Access and Billboard Sign Easement Agreement and Assignment of Billboard Sign Lease Agreement of record in Book 1877, Page 3890, in the Register's Office for Rutherford County, Tennessee.

9. Right of Way for U. S. Interstate 24.

10. Subject to rights of others in and to the common areas and/or elements.