Karen Johnson Davidson County
Batch# 493564 DEEDWARR
10/09/2020 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20201009-0117806

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Nicolette Cole
Affiant

Subscribed and sworn to before me, this 7th day of October, 2020.

Jenny Chandler-Cole
Notary Public

My commission expires: 11-06-2023

JENNIFER CHANDLER-COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 6, 2023

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter Solyman and Mariam Solyman	**New Owner** % Bank of America N.A.	**163-02-0B-077.00CO**
256 Took Drive	101 South Tryon Street	
Nashville, TN 37013	Charlotte, NC 28255	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Urbano M. Herrera

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Solyman and Mariam Solyman, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Phase Two, Berkeley Hall, Phase Five-Section One of Hickory Highlands P.U.D. of record in Instrument No. 20070621-0074238, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Urbano M. Herrera, by Warranty Deed, from Zenaida Noemi Torres Lainez, dated May 12, 2017, of record in Instrument No. 20170518-0049159, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20061031-0135165, amended in Instrument No. 20070509-0055919 and amended in Instrument No. 20140520-0043176, Register's Office for Davidson County, Tennessee.
By Laws of record in Instrument No. 20061127-0146201, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20061127-0146331, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to Homeowners Association of record in Instrument No. 20090623-0058289, in the Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement of record in Book 7031, Page 51, Book 7453, Page 445 and Book 7453, Page 460, in the Register's Office for Davidson County, Tennessee.
Easement to AT & T of record in Book 1207, Page 530, in the Register's Office for Davidson County, Tennessee.
Anchor Easement of record in Book 10319, Page 987, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement of record in Book 1784, Page 300, Book 2105, Page 428 and Book 2905, Page 439, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20020303-0023979 and Instrument No. 20040303-0023979, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090721-0068096, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument No. 20061117-0143185, in the Register's Office for Davidson County, Tennessee.
All matters of record in Plat Book 6900, Page 561 and Plat Book 6900, Page 562, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 256 Took Drive, Nashville, TN 37013.

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 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 my/our hand(s) this 7th day of October, 2020.

Urbano M. Herrera

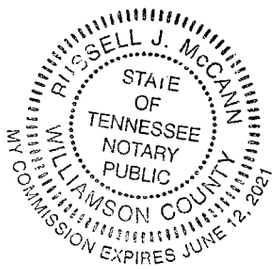
*I, Grantor, certify by my signature that this propety has been used for investment purposes only and has never been my marital residence.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 7th day of October, 2020, before me personally appeared Urbano M. Herrera, 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 7th day of October, 2020.

Notary Signature
My commission expires:



File #: 20-598
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023