Karen Johnson Davidson County
Batch# 517307 **DEEDWARR**
11/17/2020 09:10:59 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20201117-0135309

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant Lynn Cates

Subscribed and sworn to before me, this 16 day of November, 2020.

Notary Public
My commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lynn Sanders Cates	Same	**128120A19600CO**
320 Old Hickory Blvd #3016		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Paulo Fodra Artajos, unmarried

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

Lynn Sanders Cates, unmarried

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 Unit No. 3016, Building No. 22, on the Plan of Section 22, Phase 1D, on the Plan of Eagle Ridge at The Reserve Condominiums, a Horizontal Property Regime created under Title 66, Section27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and Bylaws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 48, to the Master Deed, of record in Instrument No. 20040716-0084976, Register's Office for Davidson County, Tennessee, together with undivided percentage interest in the Common Elements appurtenant to said unit as set forth in Master Deed. Reference is hereby made to the Plat of Eagle Ridge at The Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Paulo Fodra Artajos and Kimberly Artajos, husband and wife, by Warranty Deed from Alda M. Perry, unmarried, dated October 30, 2013, of record in Instrument No. 20131113-0177186, Register's Office for Davidson County, Tennessee. Paulo Fodra Artajos and Kimberly Artajos, husband and wife, conveyed subject property to Paulo Fodra Artajos, by Quitclaim Deed dated October 30, 2013, of record in Instrument No. 20131113-0117188, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 320 Old Hickory Blvd #3016, Nashville, TN 37211.

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 in 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.

Paulo Fodra Artajos by.
Attorney-in-Fact

Date: 11/14/2020

Paulo Fodra Artajos by Prudencio Dela Merced Jr., Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Prudencio Dela Merced Jr with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Attorney-in-Fact of Paulo Fodra Artajos, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Book *, Page _____, in said Register's Office. * 20201117-0135308

Witness my hand, at office, this 14 day of November, 2020.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 8/21/23