WARRANTY DEED

Karen Johnson Davidson County
Batch# 547721 DEEDWARR
01/06/2021 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $377.40
20210106-0002107

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Jim Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

FRANKLIN A. MASTERS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jose M. Murillo	New Owner	043130A032.00-CO
(NAME)	(NAME)	
323 Forrest Park Road, 2-8	4049 Woest Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jim Wallace and Alice Wallace, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jose M. Murillo, 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:

Apartment Unit No. 2-8, of Robin Hood Condominiums created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, which was executed by Central Tennessee Investment Company, Inc., of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Robin Hood Condominium Apartments of record in Book 5200, page 124, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Jim Wallace and Alice Wallace, husband and wife, from William E. Jenkins and Mary Ann Jenkins, husband and wife, by Deed dated November 24, 2003 and as of record in Instrument No. 20031202-0173256, said Register's Office.

Subject to Master Deed of record in Book 5388, page 524, said Register's Office.

Subject to restrictions of record in Book 5200, page 124, said Register's Office.

Subject to Charter of record in Book 5383, page 314, said Register's Office.

Subject to all matters shown on the plat of record in Book 5200, page 124, said Register's Office.

Subject to Agreement for Dedication of Easement for sanitary sewers and/or storm drainage as of record in Book 3436, page 486, said Register's Office.

unimproved ☐

This is improved ☐ property, known as 323 Forrest Park Road, 2-8, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4th day of January, 2021.

Jim Wallace

Alice Wallace

STATE OF TENNESSEE

COUNTY OF Robertson

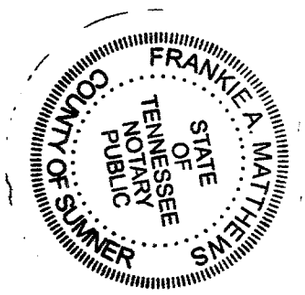
On this 4th day of January, 2021, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jim Wallace and Alice Wallace**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

2-26-24

Notary Public, Frankie Matthews



True Copy Certification

I, KATHY LEE, 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 Robertson

Personally appeared before me, Pam S. Atchley, a notary public for this county and state, KATHY LEE 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: 6-21-21

Notary' Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON