Karen Johnson Davidson County
Batch# 595703 DEEDWARR
03/19/2021 01:30:30 PM 4 pgs
Fees: $23.00 Taxes: $3,762.90
20210319-0036769

#35997

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35997-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,017,000.00. Affiant Subscribed and sworn to before me this 12th day of March, 2021. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Rafael Andres Diaz-Granados, Sonja Natasha Diaz-Granados 104 Hanover Square Nashville, TN 37215	**Send Tax Bills To:** Citibank N.A. 1000 Technology Dr O'Fallon, MO 63368	**Tax Information:** Map and Parcel No.: 117010E00700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen W. Vander Els, Trustee of the Cynthia Bailey Wood Trust U/A/D December 4, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rafael Andres Diaz-Granados and Sonja Natasha Diaz-Granados, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 104 Hanover Square, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit 4 on the Plan of Revision #2 Hanover Square, of record in Plat Book 5200, page 134, and as set out on the Condominium Site Plan showing Lot 4, Hanover Square, as of record in Plat Book 5210, page 261, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lewis F. Wood, Jr. and Cynthia B. Wood, husband and wife, by deed dated August 27, 2012 from Joseph S. Henry and spouse, Kimberly K. Henry of record in Instrument No. 20120829-0078211, Register's Office for Davidson County, Tennessee. Lewis F. Wood, Jr. having since died on January 11, 2017 leaving Cynthia B. Wood as surviving tenant by the entirety. By Quitclaim Deed dated December 4, 2020 of record in Instrument No. 20201222-0151977, Register's Office for Davidson County, Tennessee, Cynthia B. Wood conveyed subject property to Karen W. Vander Els, Trustee, and her successors in trust, of the Cynthia Bailey Wood Trust.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Hanover Square Residential Condominiums, of record in Book 5380, page 164, amended in Book 5565, page 948 and Instrument No. 20100604-0043403, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Plat Book 5200, page 134, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5210, page 261, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5287, pages 944 and 947, Register's Office for Davidson County, Tennessee.
7. Easement for fence and patio of record in Book 5526, page 170, Register's Office for Davidson County, Tennessee.
8. Easement for Driveway of record in Book 5526, page 175, Register's Office for Davidson County, Tennessee.
9. Conditional Exclusive Use Easement of record in Book 5565, page 956, Register's Office for Davidson County, Tennessee.
10. Grant of License of record in Instrument No. 20140122-0005840, Register's Office for Davidson County, Tennessee.
11. Subject to rights of others in and to the common areas and/or elements.

IN WITNESS WHEREOF, Grantor has executed this instrument on the ____ day of March, 2021.

Karen W. Vander Els, Trustee

Karen W. Vander Els, Trustee

STATE OF SOUTH CAROLINA

COUNTY OF YORK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen W. Vander Els, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Cynthia Bailey Wood Trust U/A/D December 4, 2020, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of March, 2021.

Notary Public

My Commission Expires: 10-8-29

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

