This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd
Nashville, TN 37217

ADDRESS NEW OWNER:
Tomas Tamayo Villanueva
314 Melvin Jones
Nashville, TN 37217

SEND TAX BILL TO MORTGAGEE:
SWBC Mortgage Corp
9311 San Pedro #100
San Antonio, TX 78216

MAP 135 05 0B 002.00

Karen Johnson Davidson County
Batch# 633645 DEEDWARR
05/11/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20210511-0063523

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, **Calvin S. Rutgerson** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Tomas Tamayo Villanueva And Carolina E. Tronco,** husband and wife, hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Townhome located in Davidson County, Tennessee, being Unit No. 314 on the Horizontal Property Regime of 312-314 Melvin Jones Drive Townhomes, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for Horizontal Property Regime of 312-314 Melvin Jones Drive Townhomes of record in Instrument No. 20201008-0117260 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, with private elements, a Townhomes Development, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Units being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit 20201008-0117260 to said Master Deed.

Being the same property conveyed to Calvin S. Rutgerson by Deed of record in Instrument No. 20210504-0059699 Register's Office for Davidson County, Tennessee.

This is improved property known as 314 Melvin Jones, Nashville, Tennessee 37217.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Instrument 20080605-0057802 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to an easement for the perpetual right and easement of ingress and egress to and from Lots 1 and 2 of the Plat of record in Instrument 20080605-0057802 together with the perpetual right to construct, use, repair and maintain utilities for the benefit of two lots, shown as joint access and utility easement on the plat, to which instrument reference is here made for the exact terms and details thereof. To have to hold the rights and easement hereby granted to the respective vestees of Lots 1 and 2 and their successors in title forever; it being agreed that the said rights and easements are for the common use of and are appurtenant to Lots 1 and 2, and shall be shared equally between the vestees of Lots 1 and 2, their successors and assigns.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Instrument No. 202010080117260, said Register's Office.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns, forever; and,

GRANTOR does covenants with the said that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE , her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 5 day of May, 2021.

Calvin S. Rutgerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Calvin S. Rutgerson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of May, 2021.

NOTARY PUBLIC

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $205,000.00.

AFFIANT

Subscribed and sworn to before me on this 7 day of May, 2021.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, 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: 06/29/2021

