WARRANTY DEED

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-BMR-23-473A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES

Karen Johnson Davidson County
Batch# 1026665 **DEEDWARR**
07/14/2023 02 36 31 PM 2 pgs
Fees, $13 00 Taxes $333 00

20230714-0054219

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jaime Alejandro Castro Granados	Same as new owner	
(NAME)	(NAME)	**119-13-0H-004 00CO**
1971 Gatlin Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VULFPECK, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAIME ALEJANDRO CASTRO GRANADOS AND ADRIANA HERNANDEZ GARCIA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, on the Plan of 473 Timmons Cottages, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No 20211215-0165572, amended in Instrument No. 20220516-0056185 and Second Correction in Instrument No 20230224-0013093, 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 a portion of the same property conveyed to William A Puryear, III by Warranty deed from Farokh Fani of record in Instrument No. 20170327-0029744 Register's Office for Davidson County, Tennessee, dated March 15, 2017 and recorded on March 27, 2017

Being part of the same property conveyed to Vulfpeck, GP, a Tennessee General Partnership by Warranty deed from William A Puryear, III of record in Instrument No 20211027-0144072 Register's Office for Davidson County, Tennessee, dated October 25, 2021 and recorded on October 27, 2021

This conveyance is subject to
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 19, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20211215-0165572, Corrected in Instrument No 20220516-0056185 and Second Correction in Instrument No 20230309-0017035, Register's Office for Davidson County, Tennessee
- Charter for 473 Timmos Cottages Homeowners Association of record in Instrument Number 20211210-0164181, in the Register's Office for Davidson County, Tennessee
- Declaration for stormwater management in Instrument No. 20230309-0017035, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **473 A Timmons Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF JULY, 2023

Vulfpeck, GP, a Tennessee general partnership

BY. _____
William F Snyder
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F SNYDER, signing for VULFPECK, GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of VULFPECK, GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 12th of July, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212