File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140051104 DEEDWARR
Recvd: 07/16/14 14:10 2 pgs
Fees: 13.00 Taxes: 532.80

20140716-0062953

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson dn

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ramiro Pineda	New Owner	172120D30500CO
(NAME)	(NAME)	
7009 Lenox Village Drive, Apartment 305		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, I, **Anthony Trepka**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ramiro Pineda**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 305, Building E, as shown on the plan of Town Center Homes at Lenox Village, a Horizontal Property Regime, filed as Exhibit B-2 to the Supplemental Declaration of record in Instrument 200501190006853 which supplements and amends the Declaration of record in Instrument 200203150032826 as amended in Instrument 200312120178492, all in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of said Unit.

Being the same property conveyed to Anthony Trepka, an unmarried man by Warranty Deed dated 06/26/2006 from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument 200606280077577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat of record in Instrument 200501200007426; (2) Lenox Village Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument 200203150032826, as amended and supplemented in Instruments 200312120178492 and 200501190006853; (3) Town Center Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument 200606120069716; (4) Master Deed and By-Laws filed for record in Instrument 200203150032825, as amended of record in Instrument 200803260030449: (5) Stormwater Detention Agreement of record in Book 7361, Page 230 and Instrument 200204080042676: (6) Grant of Easement of record in Instrument 201306260065783 and Instrument 201309160097049; (7) Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument 200204120045831; (8) Charter of Lenox Village Town Center Association Inc. of record in Instrument 200310160153550, said Register's Office; (9) County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7009 Lenox Village Drive, Apartment 305, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 15th day of July, 2014.

Anthony Trepka

State of Tennessee
County of Williamson

Personally appeared before me Anthony Trepka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2014.

Notary Public Escrow Officer
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON