WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049076 DEEDWARR
Recvd: 06/19/15 10:57 2 pgs
Fees:13.00 Taxes:735.72

20150619-0058809

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,843.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: March 23 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie Posada	NEW OWNER	173090A82100CO
(NAME)	(NAME)	
2653 AVERY PARK DR.		
(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, **Megan Symmes, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stephanie Posada and husband, Juan Posada**, 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:

A certain tract or parcel of Land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 623 as shown on the Plan of Second Revision to Lots 618 through 624, Lenox Village, Phase Eight, of record in Instrument No. 20080508-0047738 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Megan Symmes, an unmarried woman by Warranty Deed dated 04/01/2010 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 20100401-0024594, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Instrument 200805080047738, (2) Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record in Instrument 200203150032826, (3) Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village a Traditional Neighborhood Development Annexing Additional Property of record in Instrument 200212260158458, (4) Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village a Traditional Neighborhood Development Annexing Additional Property of record in Instrument 200603210032383, (5) Master Deed of record in Instrument 200203150032825, Instrument 200212260158459, and in Instrument 200603210032382, (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Instrument 200109180100849, Instrument 200109180100850, Instrument 200109180100851, and in Instrument 200109180100852, (7) Stormwater Detention Agreement Easement of record in Instrument 200206280078164 and in Instrument 200512130149579, and (8) Charter of record in Instrument 200104120045831, said Register's Office.

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 2653 Avery Park Drive, 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 17th day of June, 2015.

Megan Symmes

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 17th day of June, 2015.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: March 18, 2019

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129