WARRANTY DEED

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$188,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of October, 2015.

Notary Public

My Commission expires: 11-6-17

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kenneth F. Remedios	New Owner	173-09-0A-626.00CO
2608 Avery Park Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Stuart Shearin and Jennifer Hutchinson n/k/a Jennifer Hutchinson Shearin,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kenneth F. Remedios and Judith Remedios, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 685 as shown on the plan of Section One of Phase Eight, Lenox Village, of record as Instrument Number 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Stuart Shearin and Jennifer Hutchinson from Federal Home Loan Mortgage Corporation by Special/Limited Warranty Deed on August 16, 2011, of record in Instrument Number 20110907-0069360, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
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- Subject to all matters as shown on the Plan of record in Instrument Number 20060824-0104608, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20020315-0032826, as amended and supplemented in Instrument Numbers 20021226-0158458; 20031212-0178492; 20040526-0062220; 20050113-0005133; 20050119-0006853; 20050324-0032209; 20050815-0096405; 20060221-0020352; 20060321-0032383; 20060120-0007914; 20070103-0001284; 20070830-0104306 and 20080326-0030439, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Homeowner's Association, Inc., of record in Instrument Number 20020412-0045831 and Instrument Number 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Master Deed of Lenox Village Homeowner's Association, Inc., of record in Instrument Number 20020315-0032825, as amended and supplemented in Instrument Numbers 20021226-0158459; 20040523-006221; 20060120-0007913; 20060321-0032382 and 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20041229-0154223; 20020628-0078164; 20051213-0149579; 20010918-0100849; 20010918-0100851; 20010918-0100850 and 20010918-0100852, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **2608 Avery Park Drive, Nashville, TN 37211**

Davidson County DEEDWARR
Recvd: 11/04/15 10:41 2 pgs
Fees:13.00 Taxes:695.60
20151104-0112359

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 30, 2015.

Stuart Shearin

Jennifer Hutchinson Shearin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Stuart Shearin and Jennifer Hutchinson Shearin** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 30, 2015

My commission expires 5/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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 executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.