BILL GARRETT, Davidson County
Trans:T20160037929 DEEDWARR
Recvd: 05/06/16 13:23 2 pgs
Fees:13.00 Taxes:752.95
20160506-0045171

WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $203,500.00

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2016.

Notary Public

My commission expires: June 19, 2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joshua Rountree		172-12-O-D-539-00.CO
511 St. Jules Lane	NEW OWNER	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jesus Arriaga and wife, Francisca Arriaga

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Rountree

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 805 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument no. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to Jesus Arriaga and wife, Francisca Arriaga, by Deed dated May 30, 2007 from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20070604-0066267, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Jesus Arriaga and Francisca Arriaga, pursuant to a Power of Attorney executed by same on the 26 day of April, 2016, of record in Instrument No. 20160506-0045170, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record as shown as Exhibit "B" to the Declaration of Charter, of record in Instrument No. 20060622-0074677, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Matters shown on the plan of record in Instrument No. 20050322-0031182, as revised in Instrument No. 20061103-0136911, said Register's Office.
(3) Charter of the Lenox Village Town Center Association, Inc., of record in Instrument No. 20031016-0153550 in said Register's Office.
(4) Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood, of record in Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record in Instrument No. 20060622-0074677 in said Register's Office.
(5) Master Deed Restrictions of record in Instrument No. 20020315-0032825 in said Register's Office.
(6) Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to Instrument No. 20031212-0178492 in said Register's Office, and made applicable to

the subject property by Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 in said Register's Office.
(7) Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422 in said Register's Office.
(8) Stormwater Detention Agreement of record in Book 7361, Page 230, and Instrument No. 20020408-0042676 in said Register's Office.
(9) Stormwater Detention Agreement of record in Instrument No. 20050822-0099609 in said Register's Office.
(10) Taxes for 2016 a lien not yet due and payable, which have been prorated and assumed by the Grantee here.

This is improved (_X__) Unimproved (____) property, known as **511 St. Jules Lane, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 **29th** day of **April, 2016.**

Jesus Arriaga By: Debbie O'Neil, Attorney in Fact

Francisca Arriaga By: Debbie O'Neil, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Debbie O'Neil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Jesus Arriaga and Francisca Arriaga** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jesus Arriaga and Francisca Arriaga** for the purpose therein contained, by signing the name of **Jesus Arriaga and Francisca Arriaga** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2016.**

My Commission expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

_____
Notary Public