KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $172,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2016. Notary Public My commission expires: 05/30/2017

BILL GARRETT, Davidson County
Trans: T20160051770 DEEDWARR
Recvd: 06/17/16 15:38 3 pgs
Fees: 18.00 Taxes: 636.40
20160617-0061971

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jaime Javier Lazo and Emperatriz Rebeca Lazo	**Jaime Javier Lazo and Emperatriz Rebeca Lazo**	**151-09-0B-055.00-CO**
5661 Dory Dr.	**5661 Dory Dr.**	
Antioch, TN 37013	**Antioch, TN 37013**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Amanda A. Chennault f/ka Amanda A. Brooks and Hal Chennault, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jaime Javier Lazo and Emperatriz Rebeca Lazo, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Final Plat of Phase I-B, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20050110-0003257, 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 the same property conveyed to Amanda A. Brooks, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20051214-0150146 Register's Office for Davidson County, Tennessee, dated December 08, 2005 and recorded December 14, 2005.

This is improved property known as **5661 Dory Dr, Antioch, TN 37013.**

Hal Chenault hereby joins in the execution of this instrument to waive any marital rights he may have in subject property.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.

2. Rights of claims and parties in possession not shown by the public records.

3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Taxes or special assessments which are not shown as existing liens by the public records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

6. Easements or claims of easements not shown by the Public Records.

7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

8. Taxes for the year 2016, a lien not yet due and payable.

9. Subject to all matters shown on the Plan of record as Instrument Number 20050110-0003257, Register's Office of 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 200411050133677, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Quitclaim Deed to HOA for common areas in Instrument 201002190012873, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20040914-0110817, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

GRANTOR FURTHER COVENANTS and binds herself her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of June, 2016.

Amanda A. Chennault f/k/a Amanda Brooks

Hal Chennault

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Amanda A. Chennault f/k/a Amanda Brooks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of June, 2016.

Notary Public
My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Hal Chennault, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 16th day of June, 2016.

Notary Public
My Commission Expires: 05/30/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 160163