File Box B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066075 DEEDWARR
Recvd: 08/01/16 16:03 2 pgs
Fees:13.00 Taxes:847.30
20160801-0079297

Y-VRES-16-2422-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Cynthia G. Waller	SUNTRUST MORTGAGE	
(NAME)	(NAME)	
2422 Anson Lane	1001 SEMMES AVE, RVW 5024	**173-09-0A-809.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7186	RICHMOND, VA 23224	
(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 consideration, the receipt of which is hereby acknowledged, **DAVID GONZALES AND WIFE, SUMMER GONZALES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CYNTHIA G. WALLER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 697 on the Plan of Section Three of Phase Eight, Lenox Village of record in Plat at Instrument No. 20070807-0093891, 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 David Gonzales and wife, Summer Gonzales by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080813-0083490 Register's Office for Davidson County, Tennessee, dated August 01, 2008 and recorded on August 13, 2008.

This conveyance is subject to:

- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20070807-0093891, Register's Office for Davidson County, Tennessee.
- Matters shown on Plan of record as Instrument No. 20100405-0024715, in said Register's Office, including a 12.5' by 20' NES easement on the easterly corner of Lot No. 690.
- Master Deed Restrictions in Instrument No. 20020315-0032825, as supplemented in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, amended in Instrument 20080326-0030449, said Register's Office.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 as amended by Instrument of Correction in Instrument No. 20050113-0005133, Instrument No. 200405260062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, as amended in Instrument No. 20050815-0096405 and Instrument No. 20060120-0007914, as amended by two Instruments of Correction in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 and Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Neighborhood Assn., Inc. of record in Instrument Number 20010412-0045831, in the Register's Office for Davidson County, Tennessee.
- Easements for sanitary sewer, storm drainage and water main with appurtenance of record in Instrument Number 20010918-0100850 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020628-0078164, in the Register's Office for Davidson County, Tennessee.
- Easement for storm drainage agreement of record in Instrument Number 20020722-087469, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and or Storm Drainage of record in Instrument Number 20010918-0100849 and Instrument No. 20010918-0100851, in the Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement of record in Instrument Number 20051213-149579, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2422 Anson Lane, Nashville, Tennessee 37211-7186**.

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 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 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 the 29 DAY OF JULY, 2016.

David Gonzales by John Gleaves, Attorney-in-Fact

Summer Gonzales by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID GONZALES AND SUMMER GONZALES, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID GONZALES AND SUMMER GONZALES.

Witness my hand and official seal, this the 29th of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212