| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170712729**<br>BILL GARRETT, Davidson County<br>Trans:T20170067277 DEEDWARR<br>Recvd: 08/04/17 09:37 2 pgs<br>Fees:13.00 Taxes:814.00<br>20170804-0079722 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $220,000.00.<br>Catherine Renken<br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of August, 2017.<br>Andrea D Roche NOTARY PUBLIC Forsyth County, GEORGIA My Comm. Expires 08/09/2020<br>Notary Public<br>My Commission Expires: 8/9/2020 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Kenneth Remedios and Judith Remedios, Lucas Remedios, and Samuel Remedios<br>2612 Avery Park Drive<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>173-09-0A-628.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Catherin Cavazos n/k/a Catherine C. Renken, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth Remedios and Judith Remedios, husband and wife, as to an 80% interest and Lucas W. Remedios, as to a 10% interest and Samuel W. Remedios, as to a 10% interest, all as tenants in common with right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 683, as shown on the map entitled Section One of Phase Eight Lenox Village, of record in Instrument No. 20060824-0104608, 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 CATHERINE CAVAZOS, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070717-0085084, dated July 12, 2007, said Register's Office. Catherine Cavazos having since married and is now known as Catherine C. Renken.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 173-09-0A-628.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20060824-0104608, said Register's Office.

Master Deed Restrictions, contained in an instrument of record in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, said Register's Office.

Easements, General Assessments, Individual Parcel Assessments and Special Assessments as contained in Declaration of record in Instrument No. 20020315-0032826, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage and water main with appurtenances, of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20051213-0149579, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office.

This is improved property located at 2612 Avery Park Drive Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 3rd day of August, 2017.

Catherine C Renken

Catherine C. Renken

STATE OF Georgia )
COUNTY OF Forsyth )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine C. Renken, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2017.

Andrea D Roche
NOTARY PUBLIC
Forsyth County, GEORGIA
My Comm. Expires
08/09/2020

Notary Public

My Commission Expires: 8/9/2020