WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires January 9, 2018

Bill Garrett Davidson County
Batch# 15527 DEEDWARR
10/19/2017 03:02:47 PM 2 pgs
Fees: $13.00 Taxes: $736.30

20171019-0107285

G-BC-17-7009-305

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)
Hannibal & Son, Inc.	NEW OWNER	
(NAME)	(NAME)	172-12-0D-305.00-CO
262 EASTGATE DRIVE #248		
(ADDRESS)	(ADDRESS)	
AIKEN, SC 29803		
(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, **RAMIRO PINEDA, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HANNIBAL & SON, INC.**, 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 Unit No. 305 a/k/a Unit E-28, as shown on Exhibit B-1 and B-2 of 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 (Building E) of record as Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Re-Subdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Ramiro Pineda by Warranty deed from Anthony Trepka of record in Instrument No. 20140716-0062953 Register's Office for Davidson County, Tennessee, dated July 15, 2014 and recorded on July 16, 2014.

This conveyance is subject to:

- Taxes for the year 2017 and subsequent.
- Plan of record in Instrument 20050120-0007426, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development of record in Instrument 20020315-0032826, and Supplemental Declaration of Charter in Instrument 20031212-0178492, as made applicable by Supplemental Declaration of Charter in Instrument 20050119-0006853, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825, supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Town Center Assn. Inc. in Instrument 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Instrument 20020408-0042676, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, in Instrument 20011129-0130322, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewer, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee in Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement reserved in Instrument 20010103-0000902, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in

the Register's Office for Davidson County, Tennessee.
• Town Center Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument Number 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Book 7361, Page 230, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20140716-0062953 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7009 Lenox Village Drive, #305, Nashville, Tennessee 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 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 17th.DAY OF OCTOBER, 2017.

Ramiro Pineda

STATE OF New York

COUNTY OF New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMIRO PINEDA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of October, 2017.

Notary Public
My Commission Expires: 09/30/2021
(SEAL)

MINDY CHEN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01-CH6289928
Qualified in Queens County
Certificates filed in New York and Kings Counties
My Commission Expires September 30, 2021

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

