Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Bill Garrett Davidson County
Batch# 49200 DEEDWARR
01/19/2018 10:36:47 AM 2 pgs
Fees: $13.00 Taxes: $1,017.13

20180119-0005754

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY, OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-3-2020 (AFFIX SEAL)

JM-KW-17-7811

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)
Elsa Ariesanti	~~NEW OWNER~~ Santander Bank, N.A.	
(NAME)	(NAME)	
7811 Heaton Way	601 Penn Street	173-09-0A-211-00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Reading, PA 19601	
(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, **PAULA H. SENBOUTARATH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELSA ARIESANTI, UNMARRIED,** 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. 157 on the Plan of Phase "B", Lenox Village of record in Plat at Instrument No. 20031024-0157237, 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 Paula H. Senboutarath, an unmarried person by Warranty deed from Jennifer Lynn Powers, unmarried of record in Instrument No. 20131114-0117609 Register's Office for Davidson County, Tennessee, dated November 08, 2013 and recorded on November 14, 2013.

The said Paula H. Senboutarath has since married. Her spouse, Jonathan Novak, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 421, Page 146 and Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee
- HOA Charter of record in Instrument No. 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument No. 20020315-0032825 and in Instrument No. 20021226-0158459, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas from Lenox Village, LLC and Lenox Village III, LLC, unto Lennox Village Neighborhood Association, of record in Instrument No. 20020501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
- Access Easement as retained by Lord's Chapel Church by Deed of record in Instrument No. 20030106-0001756, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Water Detention Agreements of record in Instrument No. 20010918-0100850 and in Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention of record in Book 7361, Page 230, Book 7985, Page 449, Instrument No. 20020408-0042676, Instrument No. 20020722-0087469 and Instrument No. 20020628-0078164, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances of record in Instrument No. 2001129-0130322 and Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.

- Easement for Right of Way and Sign of record in Instrument No. 20010103-0000902, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20130916-0097049, 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: **7811 Heaton Way, 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 12th DAY OF JANUARY, 2018.

Paula H. Senboutarath
by Paul Hinman as her Attorney in fact

Jonathan Novak
by Paul Hinman as his 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, **PAUL HINMAN**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **PAULA H. SENBOUTARATH**, and who acknowledged he executed the same as the free act and deed of the said **PAULA H. SENBOUTARATH**.

Witness my hand and official seal, this the 12th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAUL HINMAN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **JONATHAN NOVAK**, and who acknowledged he executed the same as the free act and deed of **JONATHAN NOVAK**

Witness my hand and official seal, this the 12th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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