THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180214961**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,900.00. Affiant Subscribed and sworn to before me, this 15th day of March, 2018. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 70843 DEEDWARR
03/19/2018 02:10:46 PM 2 pgs
Fees: $13.00 Taxes: $998.63
20180319-0025789

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Luis Carlos Lester and Casey Lauren Lester 323 STONECREST WAY Nashville, TN 37209-5247	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114-12-0A-111.00CO

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, **Edward K. Moody, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Luis Carlos Lester and Casey Lauren Lester, husband and wife**, ("Grantees"), its 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 No. 111 on the Plan of STONERIDGE TOWNHOMES, PHASE II, as shown on plat recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward K. Moody, an unmarried man by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, recorded on the 3rd day of March, 2009 in Instrument No. 20090303-0018618, in the Register's Office of Davidson County, Tennessee.

Megan Moody joins in the signing of this instrument to convey any marital interest she may have in the subject property.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050421-0044398; Instrument No. 20060721-0088352; Instrument No. 20080201-0010773 and Instrument No. 20080715-0072550.

Easement for Electric, recorded in Book 787, Page 3.

Easement for Waterline, recorded in Instrument No. 20080428-0042872.

Easement for Parking Lot, recorded in Instrument No. 20080428-0042873.

Easement recorded in Instrument No. 20050510-0052716.

Allowance of Trailorhouse Agreement as set forth in instrument recorded in Book 3067, Page 471.

Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20080219-0015527.

Stormwater Detention Agreement recorded at Instrument No. 20070319-0032705.

This is improved property located at 323 STONECREST WAY Nashville, TN 37209-5247.

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 15th day of March, 2018.

Edward K. Moody

Megan Moody

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward K. Moody and Megan Moody, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of March, 2018.

Notary Public

My Commission Expires: _____

