LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 86440 DEEDWARR
04/30/2018 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20180430-0040687

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 30 day of April, 2018 Notary Public MY COMMISSION EXPIRES: 5-6-19 (AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John T. Lightstone	Cenlar	105 07 2C 001.00
(NAME) 1321 A Little Hamilton Ave	(NAME) PO Box 11733	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Newark, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Eighty-Five Thousand And No/100 Dollars ($485,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dean Quach and Victoria Quach, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John T. Lightstone, an unmarried man and Stephen A. Lightstone, a married man as tenants in common with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 1321A, as established in Declaration of Covenants, Conditions and Restrictions for Winterheard Townhomes, a Horizontal Property Regime with Private Elements of records at Instrument No. 20160225-0018042, in the Register's Office of Davidson, Tennessee with Plat as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Winterheard, LLC, A Tennessee Limited Liability Company by Warranty Deed from Sanaz Kiani, married dated January 29, 2016 and recorded February 1, 2016 as Instrument No. 201602010009165, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Dean Quach and Victoria Quach, husband and wife by Warranty Deed from Winterheard, LLC, A Tennessee Limited Liability Company dated February 6, 2017 and recorded February 7, 2017 as Instrument No. 201702070013003, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-182731SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1321 A Little Hamilton Ave, Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this 30th day of April, 2018

Dean Quach

Victoria Quach

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dean Quach and Victoria Quach, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

File Number: GRN-182731SSO

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 9-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020