Bill Garrett Davidson County
Batch# 114169 **DEEDWARR**
07/09/2018 03:37:20 PM 2 pgs
Fees: $13.00 Taxes: $614.20

20180709-0066236

WARRANTY DEED

DELWORTH DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 04/06/20 (AFFIX SEAL)

M-VRES-18-7003-B3

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)
Jimmy Barajas and Claudia P. Barajas	**New Owner**	
(NAME) **7003 Lenox Village Drive #B3**	(NAME)	**172-12-0D-013.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD BRANDON BURNETTE, UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JIMMY BARAJAS AND CLAUDIA P. BARAJAS, HUSBAND AND WIFE,** hereinafter called the Grantees, 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. B-3 of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460, and as depicted on Exhibit "B", in Instrument No. 20031212-0178492, Registers office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard Brandon Burnette by Warranty deed from Shawna L. Jones of record in Instrument No. 20070411-0043188 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 11, 2007.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Matters shown on boundary plan of record of record as Instrument No. 20031120-0169460, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions establishing a Horizontal Property Regime of The Town Center Homes at Lenox Village of record in Instrument Number 20020315-0032825, as supplemented in Instrument 20021226-0158459 and Instrument 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, in Registers Office for Davidson County, Tennessee, and Supplemental Declaration of Charter of record as Instrument No. 20021226-0158458 and Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Charter for Lenox Village Neighborhood Assn. Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408- 0042676, 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: **7003 Lenox Village Drive #B3, 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 hand this the 6th DAY OF JULY, 2018.

Richard Brandon Burnette by Richard Burnette Attorney-in-Fact
Richard Brandon Burnette by Richard Burnette, Attorney-in-Fact

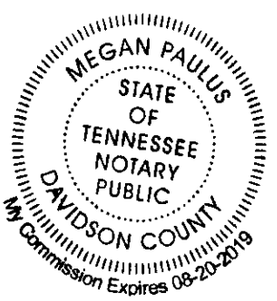
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD BURNETTE, 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 RICHARD BRANDON BURNETTE, and who acknowledged he executed the same as the free act and deed of the said RICHARD BRANDON BURNETTE.

Witness my hand and official seal, this the 6th of July, 2018.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19
(SEAL)



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