Bill Garrett Davidson County
Batch# 114887 DEEDWARR
07/11/2018 02:42:39 PM 2 pgs
Fees: $13.00 Taxes: $2,097.90
20180711-0067142

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $567,000.00.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 11FR18-421

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01/06/2020

Affiant

Subscribed and sworn to before me, this 9th day of July, 2018.

Notary Public
My commission expires: 1/6/20

02-1806-50433

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jennifer Bennett 421 Lakehurst Drive Nashville TN 37206	New owner	083-10-0-G-002.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **East Nash Properties, LLC**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennifer Bennett and Michael Impieriale, wife and husband**, hereinafter called the Grantees, their successors and assigns, a 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. 419-B, on the Plan of Homes at 419 Lakehurst, a Horizontal Property Regime with Private Elements, and described in a Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140421-0033227, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unties, property, co-owners, and tenants of Homes at 419 Lakehurst, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing of record in Instrument No. 20140421-0033227, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Warren L. Corwin and Ramona M. Corwin, husband and wife by deed from JRM Lakehurst, a Tennessee G.P., dated March 24, 2016, recorded March 28, 2016, of record in Instrument No. 20160328-0028937, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to East Nash Properties, LLC by deed from Warren L. Corwin and Ramona M. Corwin, husband and wife, dated October 24, 2016, recorded October 26, 2016, of record in Instrument No. 20161026-0113237, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 421 Lakehurst Drive, Nashville, TN 37206.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 9th day of July, 2018.

East Nash Properties, LLC

By: Warren L. Corwin, Manager

STATE OF TEXAS
COUNTY OF Collin

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Warren L. Corwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager East Nash Properties, LLC and as such Manager, he is authorized to execute this instrument on its behalf.

Witness my hand in Allen, TX, this 6th day of July, 2018.

Notary Public

My Commission expires:
June 21, 2022

Jennifer Lyn Crawford
My Commission Expires
06/21/2022
ID No. 124251228