Bill Garrett Davidson County
Batch# 121307 DEEDWARR
07/27/2018 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $854.70
20180727-0073208

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $231,000.00.

Affiant

Sworn to and subscribed before me this 25th day of July, 2018.

Notary Public
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Pauline Roman Joe Sanchez Ciria Sanchez	312 Stonecrest Way	~~Owner~~ Capstar Bank	114-12-0A-088.00-CO
312 Stonecrest Way		2002 Richard Jones Rd.	Suite 300A
Nashville, TN 37209	Nashville, TN 37209	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Cale Dennis Choat, unmarried,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Pauline Roman, an unmarried woman, and Joseph Sanchez and Ciria Sanchez, Husband and Wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88, Stoneridge Townhomes, Phase II as shown on plat of record in Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20060721-0088352, amended in Instrument No. 20080715-0072550, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Sunny Meadows, LLC by Special Warranty deed from Marquis Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20130605-0057196 Register's Office for Davidson County, Tennessee, dated June 04, 2013 and recorded on June 05. 2013.

Being the same property conveyed to Cale Dennis Choat, unmarried by Warranty deed from Sunny Meadows, LP, a Delaware limited partnership of record in Instrument No. 20170407-0034152 Register's Office for Davidson County, Tennessee, dated April 3, 2017 and recorded on April 7, 2017.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018, a lien not yet due and payable.
Subject to all matters on Plan as set forth on Exhibit " B" to the First Supplement

and Amendment to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20080715-0072550, Register' s Office for said County.
Restrictive Covenants of record in Instrument Number 20050421-0044398, and Instrument No. 20060721-0088352, in the 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 Number 20050525-0059119, Instrument No. 20050525-0088352, as amended in Instrument No. 20080201-0010773, and Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
By-Laws of record in Instrument Number 20060721-0088352, in the Register's Office for Davidson County, Tennessee.
Easement to Tennessee Electric Power Company of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20050510-0052716, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20080219-0015527, in the Register's Office for Davidson County, Tennessee.
Waterline Easement of record in Instrument Number 20080428-0042872, in the Register's Office for Davidson County, Tennessee.
Parking Lot Easement of record in Instrument Number 20080428-0042873, in the Register's Office for Davidson County, Tennessee.
Agreement for allowance of trailer house of record in Book 3067, Page 471, in the Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement of record to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20070319-0032705, in the Register's Office for Davidson County, Tennessee.
Memorandum of Understanding of record in Instrument Number 20100326-0022586, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 25th day of July, 2018.

Cale Dennis Choat

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Cale Dennis Choat, unmarried,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 25th day of July, 2018.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY