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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180817366** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $201,300.00.<br>Stacey Thompson by Ryan Kolb, attorney in fact<br>Affiant<br><br>Subscribed and sworn to before me, this27th day of August, 2018.<br><br>Notary Public<br>My Commission Expires: _____ |

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 134167 DEEDWARR
08/28/2018 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $744.81
20180828-0085226

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Nicholas Dantona<br>1102 Cedarview Lane<br>Franklin, TN 37067 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>172 12 0D 509.00 CO |

**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, **Stacey Thompson, an unmarried woman**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Dantona**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. Y-1 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument Number 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as Instrument Number 20060120-0007914, which was revised by the First Instrument of Correction of record as Instrument Number 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument Number 20060118-0006550 in said Register's Office.

Being the same property conveyed to Stacey Thompson, an unmarried woman by Warranty Deed from Brandon Thompson and Brittney Thompson, husband and wife, recorded on the 11th day of August, 2016 in Instrument No. 20160811-0083589, in the Register's Office of Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL SUBDIVISION PLAT OF THE TOWN CENTER HOMES AT LENOX VILLAGE, SECTION 3, as recorded in Instrument No. 20060118-0006550.
Covenants, Conditions and Restrictions and By-laws recorded in Instrument No. 20020315-0032826, as amended in Instrument No. 20060120-0007914, as amended in Instrument No. 20060221-0020352, as amended in Instrument No. 20060309-0027423.

Special Covenants and Restrictions of record in Instrument No. 20031212-0178492, made applicable to subject property by Instrument No. 20060120-0007914, said Register's Office.

Master Deed Restrictions of record in Instrument No. 20020315-0032825, as amended in Instrument No. 20060120-0007913, said Register's Office.

All matters set out in deed including but not limited to an easement of record in Book 3399, Page 425, Book 5332, Page 155, said Register's Office.

Easement for Ingress/Egress and Water Line of record in Book 5334, Page 866, said Register's Office.

Agreement for Dedication of Easement for Water Main and Appurtenances of record in Instrument Nos. 20030828-0125179 and 20030828-0125180, said Register's Office.

Stormwater Detention Agreement of record in Instrument Nos. 20020412-0045831 and 20051221-0152802, said Register's Office.

Charter of the Homeowner's Association of record in Instrument Nos. 20020412-0045831 and 20031016-0153550, said Register's Office.

Easement granted to Comcast of Nashville I, LLC of record in Instrument Nos. 20130916-0097049 and 20140314-0021537, Register's Office for Davidson County, Tennessee.

This is improved property located at 8045 Bienville Drive #1 Nashville TN 37211

**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 27th day of August, 2018.

Stacey Thompson by Rich Rieck attorney in fact

Stacey Thompson
By: Rich Rieck, 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, Rich Rieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Stacey Thompson and that he is authorized by Joe Stacey Thompson to execute this instrument on her behalf.

WITNESS my hand, at office, this 27th day of August, 2018.

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Virginia Anderson

Notary Public

# 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: September 7, 2020

NOTARY'S SEAL

