DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180817546

Karen Y Johnson Davidson County
Batch# 151339 **DEEDWARR**
10/15/2018 10:27:36 AM 2 pgs
Fees: $13.00 Taxes: $998.63

20181015-0101775

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $269,900.00.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2018.

E. Mannix
Notary Public
My Commission Expires: _____

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ernesto M Loera and Christin R Loera 7521 Lords Chapel Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 172-12-0D-554.00-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, **David B. Thompson and Rachel E. Thompson, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Ernesto M Loera and Christin R Loera, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 820 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677, in the Register's Office for Davidson County, Tennessee; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-013691, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David B. Thompson and Rachel E. Thompson, husband and wife by Warranty deed from Mitchell E. Lynch and wife, Nicole M. Lynch of record in Instrument No. 20141023-0097744 Register's Office for Davidson County, Tennessee, dated October 21, 2014 and recorded on October 23, 2014.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050322-0031182 as revised by Instrument No. 20061103-0136911, Register's Office of 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 20020315-0032826 and Instrument No. 20060622-0074677, 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

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Village of record in Instrument Number 20020315-0032825, Instrument No. 20060321-0032382, and Instrument No. 20080326-0030449 and Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee.
Charter of the Lenox Village Town Center Association, Inc. of record in Instrument Number 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
Master Deed Restrictions of record in Instrument Number 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20030923-0140666 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20050822-0099609, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20130626-0065783, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
Charter of the Lenox Village Neighborhood Association, Inc., of record in Instrument Number 20010412-0045831, in the Register's Office for Davidson County, Tennessee.
Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to Instrument No. 20031212-0178492, Register's Office for said County, and made applicable to the subject property by Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 in said Register's Office.
Restrictions of record as Instrument Number 20070216-0019904 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 7521 Lords Chapel Drive 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 12th day of October, 2018.

David B. Thompson

Rachel E. Thompson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David B. Thompson and Rachel E. Thompson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of October, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022