THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180917905**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $294,500.00. Sandra Smith Affiant Subscribed and sworn to before me, this 31st day of October, 2018. Sheri Engel Notary Public My Commission Expires: January 5, 2020

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 155548 DEEDWARR
10/31/2018 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,089.65
20181031-0107922

WARRANTY DEED

Address New Owner: Alex R. Simonian 7341 Althorp Way Nashville TN 37211	Send Tax Bills To: CalCo Mutual Mortgage LLC DBA OneTrust Home Loans 3131 Camino Del Rio N, Ste 1680 San Diego, CA 92108	Tax Information: Tax Parcel ID No. 173-09-0A-038.00-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, **Lisa M. Sumner, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex R. Simonian, a single man** ("Grantee"), his 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 Lot No. 36 on the Plan of Revision One, Section Two, Lenox Village of record in Plat at Instrument No. 20020731-0091872, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa M. Sumner, a single woman by Warranty deed from David Sidlinger and Maggie B. Sidlinger, husband and wife of record in Instrument No. 20130123-0007499 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 23, 2013.

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 in Instrument Number 20020731-0091872, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto of record in Instrument Number 20020315-0032825, Instrument Number 20020315-0032826, Instrument Number 20021226-0158458, Instrument Number 20021226-0158459 and Instrument Number 20020911-0110906, and Supplemented in Instrument No. 20040526-0062220, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060321-0032383 and Instrument No. 20080326-0030439, and Amendments in Instrument No. 20050815-0096405, Instrument No. 2007013-0001284 and Instrument No. 20070830-0104306Register'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)

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.
Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, Register's Office for Davidson County, Tennessee.
Conveyance of common areas of record in Instrument Number 20020501-0053757, as re-recorded in Instrument Number 20020507-0056338, Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances in Instrument Number 20011129-0130322, Instrument Number 20011106-0121932, Book 7361, page 230, Book 7985, page 449 and Instrument Number 20010918-0100850, Register's Office for Davidson County, Tennessee.
Easement for Water Mains and Appurtenances in Instrument Number 20011112-0123853, Register's Office for Davidson County, Tennessee.
Access Easement and Easement for Right of Way and Sign of record in Instrument Number 20010103-0000902, Register's Office for Davidson County, Tennessee.
Easement(s) for Storm Water Detention of record in Instrument Number 20020408-0042675 and Instrument Number 20020408-0042676, 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.
Restrictions of record as Instrument Number 20130123-0007499 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 7341 Althorp Way 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 31st day of October, 2018.

Lisa M. Sumner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa M. Sumner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2018.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY