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

CRT File No. 181017999

Karen Y Johnson Davidson County
Batch# 157041 **DEEDWARR**
11/06/2018 11:44:03 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20181106-0109911

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $450,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of October, 2018.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Mendoza and Michael Mendoza 5201 Trousdale Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146-16-0-161.00

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, **Michael Poyner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Mendoza and Michael Mendoza, wife and husband**, ("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 Lot No. 910 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 910 begins at a point in the Southerly margin of Rochelle Drive, the common corner of Lots Nos. 910 and 908; thence along the line between said lots, Southwardly 154 feet to a monument, the common corner of Lots Nos. 910. 908 and 918: thence along the lines between 910 and 918, Eastwardly 136.4 feet. to the Westerly margin of Trousdale Drive; thence Northwardly along the margin of Trousdale Drive I24 feet to a monument, the beginning of a curve; thence around said curve in a Northwesterly direction 36.7 feet to a monument in the Southerly margin of Rochelle Drive; thence along the southerly margin of Rochelle Drive, Westwardly 988 feet to the point of beginning.

Being the same property conveyed to Michael Poyner, unmarried by Warranty deed from J and B Realty Holdings, LLC of record in Instrument No. 20130508-0046426 Register's Office for Davidson County, Tennessee, dated April 15, 2013 and recorded on May 08, 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 Plat Book 2331, Page 92, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2488, Page 489, 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.

Subject to Sanitary Sewer Easement of record in Book 5132, Page 374, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5201 Trousdale Drive Nashville TN 37220

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.

Michael Poyner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Poyner, with whom I am personally acquainted, and who acknowledged that he 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