Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 161880 DEEDWARR
11/16/2018 11:16:35 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20181116-0113043

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$540,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of November, 2018.

Notary Public

My commission expires: 3-8-22

(AFFIX SEAL)

ANNA ASEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul Laurens Sartoris **Faith D. Sartoris**	**New Owner(s)**	**Map 117-01-0-F Parcel 003.00co**
4008 Mooreland Ct.		
Richmond, VA 23229		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ruben Rodriguez Hernandez and Laura Tamez Salinas, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paul Laurens Sartoris and Faith D. Sartoris, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 3 on the Plan of Lynnbrook Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Lynnbrook Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20181109-0111006, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Lynnbrook Place, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20181109-0111006, Register's Office for Davidson for a more complete identification and description of said unit.

Being the same property conveyed to Ruben Rodriguez Hernandez and Laura Tamez Salinas, husband and wife, by Deed dated June 24, 2016 from Elmer D. Young and Nancy A. Young, Trustees of The Young Joint Revocable Living Trust under Agreement dated October 21, 1998, of record in Instrument No. 20160628-0065719, and Scrivener's Affidavit of Correction of record in Instrument No. 20160722-0075508, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: (1) The Plan of record as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Lynnbrook Place in Instrument No. 20181109-0111006, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Lynnbrook Place, of record in Instrument No. 20181109-0111006, Register's Office for Davidson County, Tennessee, and By-Laws attached thereto. (3) Charter of Lynnbrook Place Homeowners' Association, Inc. of record in Book 8050, Page 807, Register's Office for Davidson County, Tennessee. (4) All matters as shown on Plat Book 5800, Page 274, said Register's Office. (5) Taxes for the current year paid by Grantor and prorated.

This is improved (__x__) Unimproved (____) property, known as **105 Lynnbrook Court, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **15th** day of **November, 2018.**

Ruben Rodriguez Hernandez

Laura Tamez Salinas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ruben Rodriguez Hernandez and Laura Tamez Salinas,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **November, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY