THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $351,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 266266 DEEDWARR
08/02/2019 02:46:53 PM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20190802-0076762

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

WARRANTY DEED

Address New Owner: Curtis J. Navatta 600 Sitting Mill Court Nashville, TN 37211	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 173 09 0 A 134 00CO

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 S. Osuna**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Curtis J. Navatta**, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 600 Sitting Mill Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2019.

Michael S. Osuna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Osuna, 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.

Witness my hand, at office, this 30th day of July, 2019.

Notary Public

My Commission Expires:

10-7-2019



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Section One Lenox Village II, as of record in Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael S. Osuna, unmarried by deed dated July 26, 2004 from National Resources Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20040727-0089761 as re-recorded in Instrument No. 20040813-0098370, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 173 09 0 A 134 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Village, of record in Instrument No. 20020315-0032825, amended in Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20010918-0100850, and Instrument No. 20010918-0100582, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.