THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721457**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$331,700.00~~ $315,000.00 Affiant Subscribed and sworn to before me, this 30th day of July, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 269839 DEEDWARR
08/12/2019 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20190812-0080052

WARRANTY DEED

Address New Owner: Stewart Munoz and Paola A. Lezcano 1613 Carson Meadows Lane Nolensville TN 37135	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 188-10-0A-094.00 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, **Joseph A. Goodwin, II and Margaret F. Goodwin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stewart Munoz and Paola A. Lezcano,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

husband and wife

Land in Davidson County, Tennessee, being Lot No. 94, as shown on the map entitled Carothers Crossing, Phase 2, Section 2, Lots 62-123, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph A. Goodwin, II and Margaret F. Goodwin, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 30th day of March, 2017 in Instrument No. 20170330-0031147, in the Register's Office of Davidson County, Tennessee.

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 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CAROTHERS CROSSING, PHASE 2, SECTION 2, LOTS 62-123, as recorded in Instrument No. 20070807-0093935, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20070627-0076581, Supplemented at Instrument No. 20070821-0099818, amended at Instrument Nos. 20080515-0049892, 20080515-0049893 and 20180125-0008094, in the Register's Office of Davidson County, Tennessee.

Easement for Stormwater Detention, recorded in Instrument No. 20070711-0082648, in the Register's Office of Davidson County, Tennessee.

Easement for Drainage, recorded in Instrument No. 20070703-0079178, in the Register's Office of Davidson County, Tennessee.

Easement for Infrastructure Facilities, recorded in Instrument No. 20070123-0009057, in the Register's Office of Davidson County, Tennessee.

Easement for Parking & Maintenance, recorded in Instrument No. 20180719-0070523, in the Register's Office of Davidson County, Tennessee.

Easement recorded in Instrument No. 20140507-0038903, in the Register's Office of Davidson County, Tennessee.

Easement for Sewer/Storm Drainage, Water Mains, Pumps & Appurtenances recorded in Instrument No. 20070703-0079178, in the Register's Office of Davidson County, Tennessee.

Conveyance for Open Space recorded at Instrument No. 20180719-0070522, in the Register's Office of Davidson County, Tennessee.

Private Stormwater Facilities recorded at Instrument No. 20070711-0082648, in the Register's Office of Davidson County, Tennessee.

Charter, Easements & Restrictions recorded at Instrument No. 20070627-0076582, in the Register's Office of Davidson County, Tennessee.

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 30th day of July, 2019.

Joseph A Goodwin II BY: Heather Waller Herrmann Attorney in Fact

Joseph A. Goodwin, II
BY: Heather Waller Herrmann as
Attorney-in-fact

Margaret F Goodwin BY: Heather Waller Herrmann Attorney in Fact

Margaret F. Goodwin
BY: Heather Waller Herrmann as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather Waller Herrmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Joseph A. Goodwin, II and that she is authorized by Joseph A. Goodwin, II to execute this instrument on their behalf.

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

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather Waller Herrmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Margaret F. Goodwin and that she is authorized by Margaret F. Goodwin to execute this instrument on their behalf.

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

Notary Public
My Commission Expires: _____

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

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

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY