WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3074211

Return to:

Karen Johnson Davidson County
Batch# 276264 **DEEDWARR**
08/26/2019 09:54:01 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20190826-0085368

owner address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 275,000.00.

Affiant

Subscribed and sworn to me, this the 19 day of August, 2019.

Notary Public

My commission expires: 4/6/21

ERYN N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

Property Address:
323 Stonecrest Way
NASHVILLE, TN 37209

Parcel ID:
114-12-0A-111.00-CO

Property owner:

Churchill, LLC

Mail tax bills to:

7347 Charlotte Pike
Nashville,TN 37209

THIS INDENTURE is made effective the 19 day of August, 2019, by **Luis Carlos Lester and Casey Lauren Lester, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Churchill,LLC, a Tennessee limited liability company, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 111 on the Plan of Stoneridge Townhomes, Phase II, as shown on plat recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060721-0088352, and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Luis Carlos Lester and Casey Lauren Lester, husband and wife by Warranty deed from Edward K. Moody, a married man of record in Instrument No. 20180319-0025789 Register's Office for Davidson County, Tennessee, dated March 15, 2018 and recorded on March 19, 2018. (Value of consideration shown in aforementioned deed $269,900.00.) Being also known as-323 Stonecrest Way Nashville, Tennessee 37209.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters on Plan as set forth on Exhibit " B" to the First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20080715-0072550; Restrictive Covenants of record in Instrument Number 20050421-0044398, and Instrument No. 20060721-0088352; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050525-0059119, Instrument No. 20050525-0088352, as amended in Instrument No. 20080201-0010773, and Instrument No. 20080715-0072550; By-Laws of record in Instrument Number 20060721-0088352; Easement to Tennessee Electric Power Company of record in Book 787, Page 3; Easement of record in Instrument Number 20050210-0052716; Storm Water Detention Agreement of record in Instrument Number 20080219-0015527; Waterline Easement of record in Instrument Number 20080428-0042872; Parking Lot Easement of record in Instrument Number 20080428-0042873; Agreement for allowance of trailer house of record in Book 3067, Page 471; Sewer and Drainage Easement of record to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20070319-0032705; Memorandum of Understanding of record in Instrument Number 20100326-0022586, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 19, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Luis Carlos Lester

Casey Lauren Lester

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Luis Carlos Lester**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 16 day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 12-26-2022

MIKAYLA WALKER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES DECEMBER 26, 2022

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Casey Lauren Lester**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 16th day of July, 2019.

NOTARY PUBLIC

My Commission Expires: 12-26-2022

MIKAYLA WALKER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES DECEMBER 26, 2022

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.