THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922614** Karen Johnson Davidson County Batch# 292215 DEEDWARR 09/27/2019 09:30:02 AM 2 pgs Fees: $13.00 Taxes: $1,330.89 20190927-0098395	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $359,700.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2019. Notary Public My Commission Expires: 3/28/22

KIM MURRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: William H Gourley and Shirley T Gourley 4324 Barnes Cove Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 09 0A 791.00

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, **Brian Loschiavo and Ulia Loschiavo, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Haynie Gourley, Jr. and Shirley T Gourley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 760, SECTION TWO OF PHASE EIGHT, LENOX VILLAGE, as shown on plat of record in Plat Book 20070413-0044640, Page , in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ulia Loschiavo and Brian Loschiavo, wife and husband by Warranty Deed from Heather Piper, married woman of record in Instrument No. 20170526-0052902, in the Register's Office of Davidson County, Tennessee, dated May 22, 2017 and recorded on May 26, 2017.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO OF PHASE EIGHT, LENOX VILLAGE, as recorded in Instrument No. 20070413-0044640.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SECTION TWO OF PHASE EIGHT, LENOX VILLAGE of record in Instrument No. 20020315-0032825, as amended by instrument(s) of record in Instrument No. 20021226-0158459 and 20060321-0032382; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Sewer Easements to Metropolitan Government of Nashville, recorded in Instrument No. 20010918-0100849, 20010918-0100850, 20010918-0100851 and 20010918-0100852.

Terms and conditions of the Stormwater Detention Agreement between Lenox Village I, LLC and The Metropolitan Government of Nashville recorded in Instrument No. 20051213-0149579.

This is improved property located at 4324 Barnes Cove Drive Nashville TN 37211

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 26th day of September, 2019.

Brian Loschiavo

Ulia Loschiavo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Loschiavo and Ulia Loschiavo, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2019.

Notary Public

My Commission Expires:

