THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822344** Karen Johnson Davidson County Batch# 295769 DEEDWARR 10/03/2019 02:12:27 PM 2 pgs Fees: $13.00 Taxes: $1,202.50 20191003-0101311	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00 Affiant Subscribed and sworn to before me, this 30th day of September, 2019. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeremy H. Lyons and Anna Lyons 6437 Bresslyn Road Nashville TN 37205	New Owner	Tax Parcel ID No. 117 07 0 063.00

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, **1706 Stokes, LLC., a Tennessee limited liability company** ("Grantor"), which represents the last act of business for Grantor, has this day bargained and sold, and does hereby transfer and convey to **Jeremy H. Lyons and Anna Lyons, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1706 Stokes Lane, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1706 Stokes Lane, a Horizontal Property Regime, of record in Instrument Number 20191003-0101310, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to 1706 Stokes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Scott Hadfield and Kathy Hadfield, husband and wife, of record in Instrument No. 20170908-0092518, in the Register's Office of Davidson County, Tennessee, dated August 18, 2017 and recorded on September 08, 2017.

Being the same property conveyed to Scott Hadfield and Kathy Hadfield, husband and wife, by Warranty Deed from William Liles and Elizabeth G. Liles, husband and wife of record in Instrument No. 20170720-0073434, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017 and recorded July 20, 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.

This Conveyance represents the last act of business for Grantor, after which it shall be completely dissolved.

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 WALTER STOKES HOMEPLACE SUBDIVISION NO. 1, as recorded in Plat Book 974, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 1108, Page 76 and Book 662, Page 807.
Loan policy:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1706 STOKES LANE, of record in Instrument No. 20191003-0101310, Register's office of Davidson County, TN.

This is improved property located at: 1706A Stokes Lane, Nashville, TN 37215.

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 September, 2019.

1706 Stokes, LLC.

By: Kathy Hadfield, Managing Member
Kathy Hadfield, Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kathy Hadfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Managing Member of 1706 Stokes, LLC, a Tennessee Limited Liability Company, and as such Managing Member she executed the foregoing instrument with authority and for the purposes therein contained.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of September, 2019.

Notary Public

My commission expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022