THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190923009

Karen Johnson Davidson County
Batch# 308088 DEEDWARR
10/30/2019 08:40:25 AM 2 pgs
Fees: $13.00 Taxes: $897.25
20191030-0111167

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $242,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2019.

Notary Public
My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark F Toma 7045 Sunnywood Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 173-09-0A-360.00-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, **Lucas Jon Krehbiel and Evin Elizabeth Krehbiel, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark F Toma, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Phase Five, Lenox Village of record in Plat at Instrument No. 20050120-0007427, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lucas Jon Krehbiel and Evin Elizabeth Krehbiel, husband and wife by Quit Claim deed from Lucas Jon Krehbiel and Evin Elizabeth Smith n/k/a Evin Elizabeth Krehbiel, husband and wife of record in Instrument No. 20140416-0031808 Register's Office for Davidson County, Tennessee, dated April 14, 2014 and recorded on April 16, 2014.

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, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20050120-0007427, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825,supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326- 0030449, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons .
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood for Lenox Village with By-Laws appended thereto, of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20040526-0062220, corrected in Instrument No. 20050113-0005133, amended in Instrument No. 20070103-0001284, and Instrument No. 20070830-0104306, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and

only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Restrictions of record as Instrument Number 20050323-0031576 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter for Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20040305-0025146, in the Register's Office for Davidson County, Tennessee.
Easement to Metro of record in Instrument Number 20010918-0100849 and Instrument No. 20010819-0100851, in the Register's Office for Davidson County, Tennessee.
Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument Number 20130605-0057294, in the Register's Office for Davidson County, Tennessee.
Grant of Easement to Comcast of Nashville of record in Instrument Number 20130626-0065783 and in Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement and / or Public Street Right of Way of record in Instrument Number 20130927-0101913, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7045 Sunnywood 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, Grantors have executed this instrument on this 28th day of October, 2019.

Lucas Jon Krehbiel

Evin Elizabeth Krehbiel

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lucas Jon Krehbiel and Evin Elizabeth Krehbiel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022