WARRANTY DEED

Karen Johnson Davidson County
Batch# 317725 DEEDWARR
11/20/2019 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20191120-0119778

G-VRES-19-6925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-22

(AFFIX SEAL)

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sadie Zoradi and Austin Zoradi	Gardner Financial Services	
(NAME)	(NAME)	**173-09-0A-142.00-CO**
6925 Sunnywood Dr	3503 Paesanos Pkwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78231	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSH REYES AND BETSY ANNE REYES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SADIE ZORADI AND AUSTIN ZORADI, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Section One, Lenox Village II (Formerly Addition to Sugar Valley) RS10 Cluster Lot Subdivision of record in Plat Instrument No. 20030106-0001756, 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 Josh Reyes and Betsy Reyes, husband and wife by Warranty deed from Shannon Bankston (formerly known as Shannon N. Nelson) and Julian N. Bankston, wife and husband of record in Instrument No. 20170302-0020699 Register's Office for Davidson County, Tennessee, dated March 01, 2017 and recorded on March 02, 2017.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20030106-0001756, Register's Office of Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws of Lenox Village, a Traditional Neighborhood Development appended thereto, of record in Instrument No. 20020315-0032826, as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 (as corrected in Instrument No. 20050113-0005133), Instrument No. 20040526-0062221, Instrument No. 20050119-0006853 and Instrument No. 20050324-0032209, Instrument No 20050815-0096405, Instrument No. 20060120-0007914, (as corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423), Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 200803260030439, Register's Office of Davidson County, Tennessee.
• Subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Lenox Village, A Traditional Neighborhood Development, and recorded in Instrument No. 20020315-0032825 as supplemented in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office of Davidson County, Tennessee.
• Charter of Lenox Village Neighborhood Homeowner's Association of record in Instrument No. 20020412-0045831, Register's Office of Davidson County, Tennessee.
• Easement For Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20010918-01008580 and Instrument No. 20010918-0100582, in the Register's Office for Davidson County, Tennessee.

- Storm Water Detention Agreement of record in Instrument Number 20020722-0087469 and Instrument No. 20020628-0078164, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6925 Sunnywood Dr, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 8th DAY OF NOVEMBER, 2019.

Josh Reyes by Kate Nyquist, Attorney in Fact
Josh Reyes by Kate Nyquist,
Attorney in Fact

Betsy Anne Reyes by Kate Nyquist, Attorney in Fact
Betsy Anne Reyes by Katey Nyquist,
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, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSH REYES AND BETSY ANNE REYES, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSH REYES AND BETSY ANNE REYES.

Witness my hand and official seal, this the 8th of November, 2019.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY
(SEAL)
WILSON COUNTY