THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200426469

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $395,000.00.

M. Spitzmagle
Affiant

Subscribed and sworn to before me, this 26th day of May, 2020.

Janderson
Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 407118 **DEEDWARR**
05/28/2020 01:11:26 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20200528-0055086

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen M. Sutherland 8924 Lyman Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 173-09-0A-481.00 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, **Gabriel E. Arteaga, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen M. Sutherland**, ("Grantee"), her 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(s) 463, as shown on the map entitled Lenox Village Phase Seven, of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GABRIEL E. ARTEAG A , by deed from EMILY D. WOODS F/K/A EMILY D. FLEMING, of record in Instrument No. 20120112-0003133 , dated January 6, 2012 , said Register's Office.

Diana Rocha joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 173-09-0A-481.00 CO.

Matters shown on the Plan of record as Instrument No. 20051028-0130418, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20020315-0032826, as supplemented as Instrument No. 20060321-0032383, said Register's Office.

Master Deed of record as Instrument No. 20020315-0032825, as supplemented as Instrument No. 20060321-0032382, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument Nos. 20010918-0100849 and 20010918-0100851, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20041229-0154223, said Register's Office.

This is improved property located at 8924 Lyman Lane 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 May, 2020.

Gabriel E. Arteaga

Diana Rocha

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gabriel E. Arteaga and Diana Rocha, 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 26th day of May, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022