THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200326016**	**STATE OF TENNESSEE)** **COUNTY OF DAVIDSON)** **The actual consideration or value, whichever is greater, for this transfer is: $314,900.00.** **Affiant** **Subscribed and sworn to before me, this 8th day of April, 2020.** **Notary Public** **My Commission Expires:** 6-20-2021

Karen Johnson Davidson County
Batch# 433794 DEEDWARR
07/09/2020 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.13
20200709-0074765

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathaniel Sims and Shauna Sims 1001 Loxley Drive Nashville TN 37211	NEW OWNER	**Tax Parcel ID No.** **173-09-0A-323.00-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, **William H. Antonini and Paula C. Antonini, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nathaniel Sims and Shauna Sims, 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:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of Phase Four, Lenox, Village of record in Instrument No. 20040806-0094784, 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 William H. Antonini and Paula C. Antonini, husband and wife by Warranty deed from Jeanne M. Martin, unmarried of record in Instrument No. 20171113-0116190 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 13, 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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20040806-0094784, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, as supplemented recorded in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914 as corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 and as further supplemented recorded in Instrument No. 20060321-0032383, Instrument No. 20060622-0074677 as amended in Instrument No. 20050815-0096405, Instrument No.20070103-0001284 and Instrument No. 20070830-0104306 and as supplemented recorded in Instrument No. 20080326-0030439, 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 Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, as supplemented recorded in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913 and Instrument No. 20060321-0032382, 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

Charter of The Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7361, Page 230, and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewer, water mains and appurtenances of record in Instrument Number 20011129-0130322; Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, Page 449, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress of record in Instrument Number 20010103-0000902 and Instrument of Correction recorded in Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1001 Loxley 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 8th day of April, 2020.

William H. Antonini

Paula C. Antonini

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William H. Antonini and Paula C. Antonini, 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 8th day of April, 2020.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

COMMISSION EXPIRES
MARCH 13, 2022

Certificate of Authenticity

I, Kathleen Robson Gordon, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022