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

CRT File No. 200829953

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $262,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of October, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 489900 **DEEDWARR**
10/06/2020 10:43:07 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20201006-0115567

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jovan Young and Travina Bryant 3328 Moorewood Drive Unit A Nashville TN 37207	New Owner	Tax Parcel ID No. 050 10 0C 310.00

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, **Marinela Lautt, Trustee of the LHD Trust dated June 8th, 2020** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jovan D. Young and Travina B. Bryant**, ("Grantees"), its 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. 42 on the Plan of Chesapeake Homes, Section Six - Phase Two, of record in Plat at Instrument No. 20020626-0077004, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Marinela Lautt, Trustee of The LHD Trust, dated June 8th, 2020, by Warranty Deed from Shelia R. Anglin, unmarried, of record in Instrument No. 20200713-0076395, in the Register's Office of Davidson County, Tennessee, dated June 18, 2020 and recorded on July 13, 2020.

Being the same property conveyed to Shelia Anglin, a single woman, by Special Warranty Deed from Renasant Bank, of record in Instrument No. 20140603-0047822, in the Register's Office of Davidson County, Tennessee, dated May 29, 2014 and recorded on June 03, 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 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Chesapeake Homes, Section Six - Phase Two, as recorded in Plat at Instrument No. 20020626-0077004.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011025-0117084 and Amendment recorded in Instrument No. 20030611-0080742 and being Re-Recorded in Instrument No. 20030625-0087223.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9979, Page 730.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20010628- 0068560 and Instrument No. 20010801-0081581.

Notice of Acceptance of Public Infrastructure recorded in Instrument No. 20120320-0023476 and Instrument No. 20170620-0061724.

This is improved property located at 3328 Moorewood Drive Unit A Nashville TN 37207

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 2nd day of October, 2020.

LHD Trust dated June 8th, 2020

Marinela Lautt, Trustee _____

BY: Marinela Lautt, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marinela Lautt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee for the LHD Trust, dated June 8th, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of October, 2020.

_____
Notary Public

My Commission Expires: _____