Karen Johnson Davidson County
Batch# 502815 DEEDWARR
10/28/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20201028-0125347

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930561** JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $382,500.00. Emily Dudley Affiant Subscribed and sworn to before me, this 23rd day of October, 2020. Julie Bailey Notary Public My Commission Expires: 9-2-2024

WARRANTY DEED

Address New Owner: Benjamin K. Helson and Danielle R. Helson 7627 Leveson Way Nashville TN 37211	Send Tax Bills To: F&M Bank 10 Cadillac Drive, Ste 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 173 09 0A 060.00

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, **David Springer and Maria Moscoso now known as Maria Jose Springer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin K. Helson and Danielle R. Helson, husband and wife** ("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. 75 on the Plan of Revision One, Section Two, Lenox Village, of record in Instrument Number 20020731-0091872, 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 David Springer and Maria Moscoso by Warranty Deed from Brian Dempsey and wife, Ellen Dempsey of record in Instrument No. 20150427-0037501, in the Register's Office of Davidson County, Tennessee, dated April 22, 2015 and recorded on April 27, 2015.

Maria Moscoso, having since married and is now known as Maria Jose Springer.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Section Two, Lenox Village, as recorded in Instrument No. 20020731-0091872.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Village of record in Instrument No. 20020315-0032825; also subject to easements, rights

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 449, Instrument No. 20010918-0100850 and Instrument No. 20011106-0121932.

Easement for ingress and egress, recorded in Instrument No. 20010103-0000902 and corrected in Instrument No. 20010822-0090889.

Easement for Water Mains and Appurtenances, recorded in Instrument No. 20011112-0123853 and Instrument No. 20011129-0130322.

Easement for broadband communications services, recorded in Instrument No. 20130916-0097049.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.

This is improved property located at 7627 Leveson Way 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 23rd day of October, 2020.

David Springer

Maria Moscoso now known as Maria Jose Springer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Springer and Maria Jose Springer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2020.

Notary Public
My Commission Expires: _____

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

True Copy Certification

I, **Angie Lawless**, 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 **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

