Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200930649

Karen Johnson Davidson County
Batch# 506495 **DEEDWARR**
11/02/2020 09:59:17 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20201102-0127655

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2020.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aleksandr Brown 508 Queens Ct. Franklin, TN 37064	New Owner	Tax Parcel ID No. 114-12-0A-027.00

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, **Lynne B. Snell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aleksandr Brown, a single man, and Samantha DiPeri, a single woman, as joint tenants with right of survivorship**, ("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. 27 on the Plan of Stoneridge Townhomes, Phase I, as shown as Exhibit "E" to the Declaration of Covenants, Conditions Restrictions of record in Instrument No. 20060721-0088352, 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 Lynne B. Snell, unmarried by Special Warranty deed from Marquis Homes, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20080623-0064640 Register's Office for Davidson County, Tennessee, dated June 20, 2008 and recorded on June 23, 2008.

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 2021, a lien due and payable.

Subject to all matters on Plan as set forth on Exhibit " B" to the First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20080715-0072550, Register' s Office for said County. Restrictive Covenants of record in Instrument Number 20050421-0044398, and Instrument No. 20060721-0088352, in the Register's Office for 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 20050525-0059119, Instrument No. 20050525-0088352, as amended in Instrument No. 20080201-0010773, and Instrument No. 20080715-0072550, 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
By-Laws of record in Instrument Number 20060721-0088352, in the Register's Office for Davidson County, Tennessee.
Easement to Tennessee Electric Power Company of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20050210-0052716, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20080219-0015527, in the Register's Office for Davidson County, Tennessee.
Waterline Easement of record in Instrument Number 20080428-0042872, in the Register's Office for Davidson County, Tennessee.
Parking Lot Easement of record in Instrument Number 20080428-0042873, in the Register's Office for Davidson County, Tennessee.
Agreement for allowance of trailer house of record in Book 3067, Page 471, in the Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement of record to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20070319-0032705, in the Register's Office for Davidson County, Tennessee.
Memorandum of Understanding of record in Instrument Number 20100326-0022586, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 153 Stonecrest Drive Nashville TN 37209

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 warrants that this instrument is effective as of the 30th day of October, 2020.

Lynne B. Snell

Lynne B. Snell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynne B. Snell, 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 29th day of October, 2020.

Notary Public
My Commission Expires: _____

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