Karen Johnson Davidson County
Batch# 659642 DEEDWARR
06/18/2021 10:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,156.25
20210618-0082457

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $312,500.00

Affiant

Subscribed and sworn to before me this 18th day of June, 2021.

Notary Public
My commission expires: _____

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Benjamin Isaac Sprecher	Better Mortgage Corporation	172-12-0D-554-00
7521 Lords Chapel Drive	175 Greenwich St, 59th Floor	
Nashville, TN 37211	New York, NY 10007	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Ernesto M. Loera and Christin R. Loera, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Benjamin Isaac Sprecher, a single person,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 820 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677, in the Register's Office for Davidson County, Tennessee; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No, 20061103-013691, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernesto M. Loera and Christin R. Loera, husband and wife, by deed from David B. Thompson and Rachel E. Thompson, husband and wife, of record in Instrument No. 20181015-0101775, Register's Office for Davidson County, Tennessee, and dated October 12, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Town Center Homes at Lenox Village of record in Instrument No. 20050322-0031182 and revised in Instrument No. 20061103-0136911 Register's Office for Davidson County, Tennessee.

2. Sanitary Sewer and Storm Drainage Easement of record in Instrument No. 20030923-0140666
and Instrument No. 20040310-0027422 Register's Office for Davidson County, Tennessee.

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

4. Storm Water Detention Agreement of record in Instrument No. 20050822-0099609 Register's Office for Davidson County, Tennessee.

5. Grant of Easement of record in Instrument No. 20130916-0097049 Register's Office for Davidson County, Tennessee.

6. Restrictive covenants of record in Instrument No. 20020315-0032826, Instrument No. 20060622-0074677, and Instrument No. 20070216-0019904 Register's Office for Davidson County, Tennessee.

7. Special Covenants and Restrictions for the Town Center Homes at Lenox Village of record in Instrument No. 20031212-0178492, Instrument No. 20050324-0032209 and amended in Instrument No. 20050815-0096405 Register's Office for Davidson County, Tennessee.

8. Charter of Lenox Village Town Center Association of record in Instrument No. 20031016-0153550 Register's Office for Davidson County, Tennessee.

9. Charter of Lenox Village Neighborhood Association of record in Instrument No. 20010412-0045831 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 7521 Lords Chapel Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 18th day of June, 2021.

Ernesto M. Loera

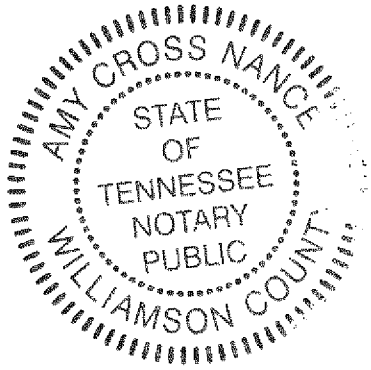
Christin R. Loera

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of June, 2021, before me personally appeared Ernesto M Loera and Christin R Loera, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2021.

Notary Signature
My commission expires: 2/12/23



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY