Karen Johnson Davidson County
Batch# 706199 DEEDWARR
08/27/2021 11:50:35 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20210827-0116030

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

**CRT File No. 210836602**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 20th day of August, 2021.

Notary Public
My Commission Expires: 5/5/25

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Timothy Richard Lurton and<br>Kristin Yancey Lurton<br>7277 Charlotte Pike #254<br>Nashville TN 37209 | ~~New Owner~~ Capstar Bank<br>2002 Richard Jones Rd.<br>Nashville, TN 37215 | Tax Parcel ID No.<br>114 08 0C 061.00 |

**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, **Toni Davenport Lorio and Morgan Packard Lorio, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Richard Lurton and Kristin Yancey Lurton, 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 Unit No. 58 on the Plan of West Park, Phase 2, as established by Declaration of Covenants, Conditions and Restrictions of West Park Homeowners Association, Inc., of record as Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions and By-laws for West Park Homeowner's Association, Inc., of record as Instrument No. 20041221-0151636, and further Second Amendment of record in Instrument No. 20050222-0018812, Supplemented in Instrument No. 20060202-0013378, 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 Toni Davenport Lorio and Morgan Packard Lorio, wife and husband, by Warranty Deed from Catherine Tershansy and Gregory Tershansy, wife and husband, of record in Instrument No. 20170616-0060466, in the Register's Office of Davidson County, Tennessee, dated June 08, 2017 and recorded on June 16, 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 and assessments for the year 2021 and subsequent years, 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 Boundary Plat West Park, as recorded in Plat Instrument No. 20040624-0075136.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-EV-21-7277254

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Outline Plan of West Park Phase 2, as recorded in Plat Instrument No. 20041112-0136248.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040304-0024541, amended in Instrument No. 20041221-0151636 and in Instrument No. 20050222-0018812, Supplemented in Instrument No. 20060202-0013378.

Easement for Overhang for Electric Power Lines & Incidental use over a portion of the property granted to the Metropolitan Government by the Eldorado Company, recorded in Book 6301, Page 684.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030530-0073233 and 20051123-0141922.

This is improved property located at 7277 Charlotte Pike #254 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 has executed this instrument on this 20th day of August, 2021.

Toni Davenport Lorio

Morgan Packard Lorio
By: Toni Davenport Lorio, Attorney in Fact
By Toni Davenport Lorio
Attorney in Fact

STATE OF Florida
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Toni Davenport Lorio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Morgan Packard Lorio and that she is authorized by Morgan Packard Lorio to execute this instrument on his behalf.

WITNESS my hand, at office, this 20th day of August, 2021.

Notary Public

Eddie Norman Narvaez

EDDIE NORMAN NARVAEZ
Notary Public - State of Florida
Commission # HH 108589
My Comm. Expires Mar 30, 2025
Bonded through National Notary Assn.