WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150084116 DEEDWARR
Recvd: 10/02/15 12:32 2 pgs
Fees: 13.00 Taxes: 580.90
20151002-0100520

AMY C. SCHLEIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of Sept., 2015.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chase Stejskal	NEW Owner	172120D46100CO
(NAME)	(NAME)	
7230 Althorp Way, Apartment W11		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John M. Padgett and wife, Tiffany M. Brown Padgett**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Chase Stejskal, married**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. W-11 as shown on Exhibit B1 & B7 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 (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to John M. Padgett, a single man and Tiffany M. Brown, a single woman by Warranty Deed dated 08/05/2005 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 20050808-0093420, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Instrument 200503220031182; (2) Supplemental Declaration of Charter, Easements, Covenants and Restrictions for The Residential Neighborhood of Lenox Village of record in Instrument 20050324-0032209; (3) Declaration of Charter, Easements, Covenants and Restrictions for The Residential Neighborhood of Lenox Village of record in Instrument 200203150032826; (4) Master Deed Restrictions of record in Instrument 200203150032825; (5) Stormwater Detention Agreement of record in Instrument 200204080042676; (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument 200309230140666; (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument 200403100027422; (8) Charter of Lenox Village Town Center Association, Inc. of record in Instrument 200310160153550, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7230 Althorp Way, Apartment W11, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of September 2015.

John M. Padgett

Tiffany M. Brown Padgett

State of Tennessee
County of Williamson

Personally appeared before me John M. Padgett and Tiffany M. Brown Padgett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2015.

Notary Public Chris Jackson
My Commission Expires March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129