THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 16078360** Davidson County DEEDWARR Recvd: 08/16/16 11:02 3 pgs Fees:18.00 Taxes:776.63 **20160816-0085292**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $209,900.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2016. Notary Public My Commission Expires: 03/26/2019

DOLLY A. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Steven G. Press and Sandra P. Press 9284 Wardley Park Lane Brentwood, TN 37027	Send Tax Bills To: New Owner 9284 Wardley Park Lane Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 172-12-0D-489.00-CO

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, **Jennifer Leigh Hudson n/k/a Jennifer Leigh Henry, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven G. Press and Sandra P. Press, husband and wife,** ("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. 535 on the Plan of Final Subdivision Plat of Town Center Homes at Lenox Village Section III of record in Plat at Instrument No. 20060118-0006550, 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 Jennifer Leigh Hudson, unmarried by Warranty deed from Daniel R. Matlock, a single man of record in Instrument No. 20140502-0037409 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 02, 2014 and Scrivener's Affidavit of Preparation of Warranty Deed recorded on August 06, 2014.

Connor Henry joins in the conveyance for the purpose of conveying all right, Title and interest he may have in and to the above referenced property as spouse of Jennifer Leigh Hudson n/k/a Jennifer Leigh Henry.

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 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060118-0006550, Register's Office of 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 20060120-0007914, as corrected by Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423, 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
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825 as made applicable by Instrument No. 20060120-0007913, 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

Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the Instrument of record in Instrument Number 20031212-017842, as made applicable to subject property by Instrument No. 20060120-0007914, in the Register's Office for Davidson County, Tennessee.

Storm water Detention Agreement of record in Instrument Number 20051221-0152802, in the Register's Office for Davidson County, Tennessee.

Charter of the Lenox Village Town Center Association, Inc. of record in Instrument Number 20031016-0153550, in the Register's Office for Davidson County, Tennessee.

Easement for ingress and egress and for a water line referenced broadly in a Warranty Deed of record in Book 3399, Page 425, subsequently defined in a Quitclaim Deed of record in Book 5332, page 155 and redefined in an Easement for Ingress and Egress of record in Book 5334, page 866, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 8208 Persia Way Nashville TN 37211-7077

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 15th day of August, 2016.

Jennifer Leigh Hudson n/k/a Jennifer Leigh Henry

Connor Henry

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Leigh Hudson n/k/a Jennifer Leigh Henry and Connor Henry, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Dolly T. Peay**, 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.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: **03/18/2019**

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY