BILL GARRETT, Davidson County
Trans:T20160080512 DEEDWARR
Recvd: 09/14/16 12:36 2 pgs
Fees:13.00 Taxes:786.25
20160914-0096635

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** - Tara Jones **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16088733** Return To: CS18700111 2 **BridgeTrust Title** **4400 Harding Pike #400** **Nashville, TN 37205**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $212,500.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2016. Notary Public My Commission Expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kyle Campbell 7029 Sunnywood Drive Nashville TN 37211-8624	Send Tax Bills To: Kyle Campbell 7029 Sunnywood Dr. Nashville, TN 37211	Tax Information: Tax Parcel ID No. 173-09-0A-368.00-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, **Janna M Garner n/k/a Janna Garner Lyle, a married woman, as to a one-half undivided interest, and to John N Garner, a married man, as to a one-half undivided interest, as tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kyle Campbell, unmarried,** ("Grantee"), his 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. 302 on the Plan of Lenox Village, Phase Five of record in Plat at Instrument No. 20050120-0007427, 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 Janna M. Garner, a unmarried woman, as to a one-half undivided interest, and to John N. Garner, a married man, as to a one-half undivided interest, as tenants in common with right of survivorship by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050614-0068010 Register's Office for Davidson County, Tennessee, dated June 10, 2005 and recorded on June 14, 2005.

Grantors warrant that neither have ever lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 20050120-0007427, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825,supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326- 0030449, 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 Declaration of Charter, Easements, Covenants and Restrictions

for Residential Neighborhood for Lenox Village with By-Laws appended thereto, of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20040526-0062220, corrected in Instrument No. 20050113-0005133, amended in Instrument No. 20070103-0001284, and Instrument No. 20070830-0104306, 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.

Restrictions of record as Instrument Number 20050323-0031576 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for DavidsonCounty, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20040305-0025146, in the Register's Office for Davidson County, Tennessee.

Easement to Metro of record in Instrument Number 20010918-0100849 and Instrument No. 20010819-0100851, in the Register's Office for Davidson County, Tennessee.

Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument Number 20130605-0057294, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville of record in Instrument Number 20130626-0065783 and in Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement and / or Public Street Right of Way of record in Instrument Number 20130927-0101913, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20050614-0068010 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 7029 Sunnywood Drive Nashville TN 37211-8624

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, Grantors have executed this instrument on this 31st day of August, 2016.

Janna M Garner n/k/a Janna Garner Lyle

John N Garner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janna M Garner n/k/a Janna Garner Lyle and John N Garner, 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 31st day of August, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018