Davidson County DEEDWARR
Recvd: 01/03/17 15:35 3 pgs
Fees:18.00 Taxes:1220.63
20170103-0000547

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16119995

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $329,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2016.

Notary Public
My Commission Expires: 11/5/19

EVELYN WATKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-05-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew M Jensen and Rachel Lynn Jensen 6961 Sunnywood Drive Nashville TN 37211-8566	New Owner	Tax Parcel ID No. 173-09-0A-392.00-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, **Steven E. Holt and wife, Katherine A. Holt** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew M Jensen and Rachel Lynn Jensen, 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. 326 on the Plan of Phase Five, Lenox Village 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 Steven E. Holt and wife, Katherine A. Holt by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060321-0032427 Register's Office for Davidson County, Tennessee, dated March 17, 2006 and recorded on March 21, 2006.

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 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050120-00007427, 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 20020315-0032825, Supplemented in Instrument Number 20040526-0062221, 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 of Lenox Village Neighborhood Association, Inc. appended thereto, in Instrument Number 20020315-0032826, supplemented in Instrument Number 20040526-0062220, corrected in Instrument Number 20050113-0005133, Instrument Number 20040523-0062220, Instrument Number 20021226-0158459, Instrument No. 20021226-0158458; Instrument No. 20031212-01784921; Instrument No. 20040526-0062220; Instrument No. 20050113-

0005133; Instrument No. 20050119-0006853; Instrument Number 20060120-0007913, Instrument No. 20060221-0020352; Instrument No. 20060321-0032382; Instrument No. 20060612-0069716 and Instrument No. 20060622-0074677; Instrument Number 20080326-0030449, Instrument Number 20060321-0032383 , amended in Instrument Number 20070103-0001284, and Instrument Number 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.
Charter of Lenox Village Neighborhood Association, Inc. in Instrument Number 20020412-0045831, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement in Instrument Number 20040305-0025146, Register's Office for Davidson County, Tennessee.
Easement to Metro in Instrument Number 20010918-0100849 and Instrument Number 20010819-0100851, Register's Office for Davidson County, Tennessee.
Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 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.
Bylaws for Lenox Village Neighborhood Association of record in Instrument Number 20020315-0032823, and amended in Instrument No. 20040523-006221 and 20020315-0032826, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6961 Sunnywood Drive Nashville TN 37211-8566

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 28th day of December, 2016.

Steven E. Holt

Katherine A. Holt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven E. Holt and Katherine A. Holt, 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 28th day of December, 2016.

Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Evelyn Watkins, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-22-20

{Notary' Seal}

