BILL GARRETT, Davidson County
Trans:T20170015216 DEEDWARR
Recvd: 02/21/17 13:42 2 pgs
Fees:13.00 Taxes:740.00
20170221-0017300

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$200,000.00
|X
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17 day of February, 2017
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN RENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin T. Hall 220 Windsor Chase Court Hermitage, TN 37076	New Owner	064.16-0E-005.00 CO

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Charles Jeffrey Lamons, a married person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Benjamin T. Hall, a married person

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being all of Unit 5, in Building 2, as shown on the Plan of Townhomes of Truxton Village, attached as Exhibit A-1 to, and established by the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 200610250132473 and amended and restated in Instrument No. 200611060137656 and amended in Instrument No. 200711050130490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas / elements appurtenant to said Unit as set forth in said Declaration, reference to hereby made for a more complete and detailed description.

Being the same property conveyed to Charles Jeffrey Lamons, individually by Quitclaim Deed from Charles Jeffrey Lamons, as Trustee of the Diana F. Lamons Revocable Trust, dated August 31, 2012, of record in Instrument Number 20160928-0102024, Register's Office for Davidson County, TN.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Exhibit A-1 to the Amended & Restated DCCR of record in Instrument Number 200611060137656, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants and By-Laws contained in DCCR of record in Instrument Number 200610250132473; Amended and Restated in Instrument Number 200611060137656 amended in Instrument Number 200711050130490, Register's Office for Davidson County, Tennessee.
4) Property is subject to the HOA Charter of record in Instrument Number 200610260133179, said Register's Office.
5) Property is subject to an Easement for Sanitary Sewer/Storm Drainage of record in Instrument Number 200012080121300, said Register's Office.
6) Property is subject to a Stormwater Detention Agreement of record in Instrument Number 200512300156496, said Register's Office.
7) Property is subject to an Easement to Comcast of Nashville of record in Instrument Number 201511300120249, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **220 Windsor Chase Court, Hermitage, TN 37076**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 my hand(s) this 17 day of February, 2017.

Charles Jeffrey Lamons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Charles Jeffrey Lamons, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076