WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/17 15:27 3 pgs
Fees:18.00 Taxes:599.40
20170411-0035474

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/18/19

(AFFIX SEAL)

STACI PULLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra P. Press	Movement Mortgage, LLC	172-12-0D-346.00-CO
(NAME)	(NAME)	
9284 Wardley Park Circle	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Virginia Beach, VA 23452	
(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, **David Eugene and wife, Venus Byron-Eugene**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Steven G. Press and Sandra P. Press, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. N-12 as shown on Exhibit B2 & B3, 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) as established by Master Deed Restrictions of record in Instrument No. 20020315-0032825, and as shown of record in Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, 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 and Revision 1 Section 2, The Town Center Homes at Lenox Village as shown on plat of record in Plat Instrument No. 20061103-0136911, in said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David Eugene and wife, Venus Byron-Eugene by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 12/20/2005, in Instrument No. 20051227-0153581, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for 2017 and subsequent years, a lien not yet due and payable. 2017 taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Instrument No. 20050322-0031182 and Revision in Plat Instrument

No. 20061103-0136911, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, easements and restrictions of record in Instrument No. 20020315-0032826, Supplemental Declaration of record in Instrument No. 20050324-0032209 and First Amendment to Supplemental Declaration of record in Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Easement contained in Storm Water Detention Agreement of record in Book 7361, Page 230, Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609, in the Register's Office for Davidson County, Tennessee.
Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412- 0045831, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 20030923-0140666 and Instrument No. 20040310- 0027422, in the Register's Office for Davidson County, Tennessee.
Charter of Lenox Village Town Center Association, Inc., of record in Instrument No. 20031016- 0153550, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20130626-0065783 and Instrument No. 20130916- 0097049, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7223 Althorp Way, N12, 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 10th day of April, 2017.

David Eugene by Deirdre Russell
David Eugene by Dierdre Russell as Attorney in Fact as Attorney in Fact

Venus Bryon Eugene by Deirdre Russell
Venus Bryon-Eugene by Dierdre Russell as Attorney in Fact as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Dierdre Russell, with whom I am personally acquainted and who proved herself to be the Attorney-in-Fact of David Eugene and Venus Bryon-Eugene, the bargainor, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of April, 2017.

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11/15/2017

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**

