Davidson County DEEDWARR
Recvd: 04/18/17 10:22 3 pgs
Fees:18.00 Taxes:943.50
20170418-0037569

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

CRT File No. 170411360

RENEE DELAINE GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2017.

Notary Public
My Commission Expires: 11-3-2020

WARRANTY DEED

GRN-172207

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristin Marie Bunyard 1322 Concord Mill Lane Nashville TN 37211	New owner	Tax Parcel ID No. 172-12-0D-595.00-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, **Karl Bates, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristin Marie Bunyard, a single woman,** ("Grantee"), her 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 Condominium No. 317-R of the Town Center at Lenox Village, shown as part of Unit "H" on Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Register's Office for Davidson County, Tennessee, annexing lots 317-324 of Lenox Village, Phase 5, of record as Instrument No. 20051020-0007427, said Register's Office, into a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended. Said Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 amend the Supplemental Instruments of record as Instrument No. 20070103-0001283 and Instrument No. 20070103-0001284 in said Register's Office.

Being the same property conveyed to Karl Bates, single man by Warranty deed from Timothy Craven, a single man and Richard Craven and Marsha Craven, husband and wife of record in Instrument No. 20150522-0047488 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 22, 2015.

Stephanie Lynn Bates joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Karl Bates.

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 in Plat at Instrument No. 20070830-0104306, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property

Regime of 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 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 as corrected by Scrivener's Affidavit in Instrument No. 20070924-0113721, 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 20060612-0069716, First Supplement in Instrument No. 20070103-0001283, as amended in Instrument No. 20070830-0104305, as corrected by Scrivener's Affidavit in Instrument No. 20070924-0113720, 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 for Lenox Village Neighborhood Association, Inc., in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20031016-0153550, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010819-0100851, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement in Instrument No. 20040305-0025146, Register's Office for Davidson County, Tennessee.

This is improved property located at 1322 Concord Mill Lane Nashville TN 37211

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 13th day of April, 2017.

Karl Bates

Stephanie Lynn Bates

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karl Bates and Stephanie Lynn Bates, 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 13th day of April, 2017.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY