Davidson County DEEDWARR
Recvd: 06/01/17 15:53 3 pgs
Fees:18.00 Taxes:832.50
20170601-0054704

WARRANTY DEED

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of May, 2017.

Notary Public

My commission expires: 2/11/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Travis J. Garcelon Evgenia Garcelon	"New Owner"	172-12-0-B-053.00co
7419 Lords Chapel Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Porcia Bradford Love f/k/a Porcia Bradford, a married woman and Cedric Bradford, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Travis J. Garcelon and Evgenia Garcelon, husband and wife

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 Lot No. 493, on the Final Plat, Section 2, The Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, and as part of Exhibit "B" in Instrument No. 20050324-0032209 as amended by Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Porcia Bradford, an unmarried woman by Deed dated April 26, 2006, from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20060428-0049046, said Register's Office for Davidson County, Tennessee. Porcia Bradford having since Quitclaimed her interest in said property to Porcia Bradford, an unmarried woman and Cedric Bradford, a married person by Quitclaim Deed dated November 21, 2007, of record in Instrument No. 20071203-0139687, Register's Office for Davidson County, Tennessee. Porcia Bradford having since married and is n/k/a Porcia Bradford Love.

The subject property is neither the principal residence of Grantors nor their respective spouses or any dependents.

This instrument is being executed on behalf of Cedric Bradford, pursuant to a Specific Power of Attorney executed by him on the 18th day of May, 2017, of record in Instrument No. 20170601-0054703 Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Instrument No. 20050322-0031182, and as part of Exhibit "B" in Instrument No. 20050324-0032209 and further amended in Instrument No. 20050815-0096405, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Master Deed Restrictions of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.**

3) **Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record in Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record in Instrument No. 20050324-0032209, Register's Office for Davidson County, Tennessee.**

4) **Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C", to the Instrument of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, Register's Office for Davidson County, Tennessee.**

5) **Charter of the Lenox Village Town Center Association, Inc., of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.**

6) **Stormwater Detention Agreements of record in Book 7361, Page 230 and in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.**

7) **Easements for sanitary sewers and/or storm drainage of record in Instrument No. 20030923-0140666, and in Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee.**

This is improved (X) Unimproved (____) property, known as **7419 Lords Chapel Drive, Nashville, TN 37211**

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 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/our hand(s) this **26th** day of **May, 2017.**

Porcia Bradford Love

Cedric Bradford by Porcia Bradford Love Attorney-in-Fact

Cedric Bradford
By Porcia Bradford Love, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, **Porcia Bradford Love,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **May, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. GOOD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Porcia Bradford Love,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Cedric Bradford,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Cedric Bradford,** for the purpose therein contained, by signing the name of **Cedric Bradford,** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **May, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. GOOD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, Joe White, 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, Julie Dyess [Name of Notary], a notary public for this county and state, Joe White [Name of person making certification] 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: 8/11/20

{Notary' Seal}

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY