3

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170063165 DEEDWARR
Recvd: 07/24/17 11:44 2 pgs
Fees:13.00 Taxes:629.00

20170724-0074521

P-DP-17-7232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anna Kristen Heath	New Owner	
(NAME)	(NAME)	**172-12-0D-448.00-CO**
7232 Althorp Way, V-10		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **SARAH R. JOHNSON (F/K/A SARAH A. REEVES), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNA KRISTEN HEATH, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit V-10, of Building V, as shown on Exhibits "B1" and "B6" of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lennox Village, a Traditional Neighborhood Development Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two to the Town Center Homes) of record at Instrument No. 20050324-0033209, as amended in Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being part of Lot No. 507, as shown in the Plat of Section 2, The Town Center Homes at Lennox Village, of record at Instrument No. 20050322-0031182, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah A. Reeves, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20051021-0127505 Register's Office for Davidson County, Tennessee, dated October 20, 2005 and recorded on October 21, 2005.
The said Sarah A. Reeves being one and the same, and now known, as Sarah R. Johnson.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- All matters shown on Plat of record in Instrument No. 20050324-0032209, as amended in Instrument Nos. 20050815-0096405, and 20050322-0031182;
- Master Deed of record in Instrument Nos. 20020315-0032826, 20021226-0158458, 20031212-0178492, 20040526-0062220, 20050113-0005132, 20040526-0062221, 20050119-0006853, 20050324-0032209; and 20050815-0096405;
- Restrictions of record in Instrument Nos. 20050407-0038449 and 20010703-0070464;
- Easements of record in Instrument Nos. 20030923-0140666 and 20040310-0027422;
- HOA Charter of record in Instrument No. 20031016-0153550;
- QuitClaim Deed for common areas of record in Instrument Nos. 20020510-0053757 and 20020507-0056338;
- HOA Charter of record in Instrument No. 20020412-0045831;
- Declaration of Charter, Easements, Covenants, and Restrictions for the Residential Neighborhood of Lenox Village of record in Instrument No. 20020315-0032826, as supplemented in Instrument Nos. 20021226-0158458, 20031212-0178492, 20040526-0062220 (as corrected in Instrument No. 20050113-0051330), 20040526-0062221, 20050119-0006853, 20050324-0032209 and 20050815-0096405;
- By-Laws of Lenox Village of record in Instrument No. 20020315-0032826;
- Stormwater Detention Agreement of record in Instrument Nos. 20020408-0042676 and 20020628-0078164, Register's Office for Davidson County, Tennessee; and

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 7232 Althorp Way, V-10, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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 the 21st DAY OF JULY, 2017.

Sarah R. Johnson by John Gleaves, Attorney-In-Fact

Jason A. Johnson by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH R. JOHNSON and JASON A. JOHNSON, and who acknowledged he executed the same as the free act and deed of the said SARAH R. JOHNSON and JASON A. JOHNSON.

Witness my hand and official seal, this the 21st of July, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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