THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170812987**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2017. Notary Public My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

BILL GARRETT, Davidson County
Trans: T20170073690 DEEDWARR
Recvd: 08/24/17 09:58 2 pgs
Fees: 13.00 Taxes: 1017.50
20170824-0086996

WARRANTY DEED

Address New Owner: Christopher Edward Kelley 7703 Porter House Dr Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-09-0A-044.00-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, **Kaci N. Allen, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher E Kelley, an unmarried man,** ("Grantees"), his 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 Lot No. 42 on the Plan of Lenox Village, Revision One, Section Two of record in Plat at Instrument No. 20020731-0091872, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kaci N. Allen, unmarried by Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20030610-0080167 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 10, 2003.

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 Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 146, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto of record in Instrument No. 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20021226-0158459 and Instrument No. 20020911-0110906, 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 of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

Conveyance of common areas of record in Instrument No. 20020501-0053757, as re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances of record in Instrument No. 20011129-0130322, Instrument No. 20011106-0121932, Book 7361, Page 230, Book 7985, Page 449 and Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.
Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.

Access Easement and Easement for Right of Way and Sign of record in Instrument No. 20010103-0000902, as corrected in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.

Easement(s) for Storm Water Detention of record in Instrument No. 20020408-0042675 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

This is improved property located at 7703 Porter House Dr 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, Grantor has executed this instrument on this 18th day of August, 2017.

Kaci N. Allen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kaci N. Allen, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018