THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170813235

Bill Garrett Davidson County
Batch# 5274 **DEEDWARR**
09/27/2017 12:03:30 PM 2 pgs
Fees: $13.00 Taxes: $1,328.30

20170927-0098929

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires MARCH 21, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $359,000.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 2017.

Notary Public
My Commission Expires: 3/21/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald H. Jones 6924 Sunnywood Drive Nashville TN 37211	Same	Tax Parcel ID No. 173-09-A-0-148.00-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, **Addam Pence, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald Houston Jones, Sr., unmarried**, ("Grantees"), its 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. 208 on the Plan of Section Two, Lenox Village II, (formerly Addition to Sugar Valley) of record in Plat at Instrument No. 20030203-0014134, 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 Addam Pence, unmarried by Warranty deed from Jedidiah Coppenger and wife, Melanie B. Coppenger of record in Instrument No. 20130415-0037325 Register's Office for Davidson County, Tennessee, dated April 10, 2013 and recorded on April 15, 2013.

Jennifer Pence joins if 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 Addam Pence.

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 as Instrument No. 20030203-0014134, Register's Office of 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 of Lenox Village, a Traditional Neighborhood Development appended thereto, of record in Instrument No. 20020315-0032826, as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 (as corrected in Instrument No. 20050113-0005133), Instrument No. 20040526-0062221, Instrument No. 20050119-0006853 and Instrument No. 20050324-0032209, Instrument No 20050815-0096405, Instrument No. 20060120-0007914, (as corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423), Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326003043 9, Register's Office of Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions, 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.

The premises herein 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; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Lenox Village, A Traditional Neighborhood Development, and recorded in Instrument No. 20020315-0032825 as supplemented in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office of Davidson County, Tennessee.

Charter of Lenox Village Town Center Homeowner's Association of record in Instrument No. 20031016-0153550, Register's Office of Davidson County, Tennessee. Charter of Lenox Village Neighborhood Homeowner's Association of record in Instrument No. 20020412-0045831, Register's Office of Davidson County, Tennessee.

Quitclaim Deed for common areas to Lenox Village Neighborhood Homeowner's Association of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office of Davidson County, Tennessee.

Easement(s) of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20020408-0042676 and Instrument No. 20020628-0078164, Register's Office of Davidson County, Tennessee.

Easements & Restrictions of record in Instrument No. 20010703-0070467, Register's Office of Davidson County, Tennessee.

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

Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office of Davidson County, Tennessee.

Easement for storm drainage agreement of record in Instrument No. 20020722-0087469, Register's Office of Davidson County, Tennessee.

This is improved property located at 6924 Sunnywood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 21st day of September, 2017.

Addam Pence

Jennifer Pence

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Addam Pence and Jennifer Pence, 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 21st day of September, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON