(1)

WARRANTY DEED

Bill Garrett
Batch# 9246
10/06/2017 10:37:19 AM
Fees: $13.00 Taxes: $777.00

Davidson County
DEEDWARR
2 pgs

20171006-0102825

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jayson Montgomery (NAME)	New owner (NAME)	
7009 Lenox Village Dr. Ste 101 (ADDRESS)	(ADDRESS)	172 12 0D 101.00
Nashville TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark A. Lynn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jayson Montgomery,** 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 Unit No. 101 of Building E, as shown on EXHIBIT B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime (Building E) of record as Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mark A. Lynn by Warranty Deed from Lenox Village Properties, LLC, a Tennessee Limited Liability Company, dated October 29, 2015, of record in Instrument No. 20151030-0110696, corrected in Instrument No. 20160226-0018544, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7009 Lenox Village Drive, Suite 101, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Instrument No. 20050120-0007426, Instrument No. 20050119-0006853 and Instrument No. 20031120-0169460; Restrictions of record in Instrument No. 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158459, Instrument No. 20050119-0006853, Instrument No. 20061212-0178492, Instrument No. 20060612-0069716 and Instrument No. 20080326-0030449; Master Deed of record in Instrument No. 20031120-0169460; Articles of Incorporation/ Charter of record in Instrument No. 20031016-0153550 and Instrument No. 20020412-0045831; Easement for sanitary sewer and water mains of record in Instrument No. 20011129-0130322; Easement for sanitary sewer and/ or storm drainage of record in Instrument No. 20030923-0140666; Easement for ingress and egress of record in Instrument No. 20010103-0000902; Easement grant of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049; Easement for drainage and maintenace for DET facilities of record in Instrument No. 20150817-0082475 and Instrument No. 20150817-0082476; Stormwater Detention Agreement of record in Book 7361, page 230; Instrument No. 20020408-0042676 and Instrument No. 20051221-0152802; Liens for special assessments contained in Declaration of Charter, Easements, Covenants and Restrictions and the Master Deed restrictions as referenced in Instrument No. 20151030-0110696; all of record in the Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 hand this 29th day of September, 2017.

Mark A. Lynn

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mark A. Lynn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of September, 2017.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-19

File No.: 26224