WARRANTY DEED

Bill Garrett Davidson County
Batch# 25192 DEEDWARR
11/13/2017 03:19:17 PM 3 pgs
Fees: $18.00 Taxes: $629.00

20171113-0116528

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 me on November 10, 2017.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30988

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark Allen Lynn Heather Lynn 6965 Sunnywood Drive Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-12-0D-594.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McGowan Family Limited Partnership, a Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mark Allen Lynn and Heather Lynn, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 324-C of the Town Center at Lenox Village, shown as part of Unit A on Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Register's Office for Davidson County, Tennessee, annexing Lots 317-324 of Lenox Village, Phase 5, of record in Instrument No. 20050120-0007427, said Register's Office, into a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended.

Being the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed from McGowan Investments, Inc., a Tennessee corporation of record in Instrument No. 20161222-0134875, Register's Office for Davidson County, Tennessee, dated December 21, 2016 and recorded on December 22, 2016.

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

1. 2017 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2018 and subsequent taxes are assumed by the Grantees.
2. Matters shown on the Plan of record in Instrument No. 20050120-0007427 and revised and shown as Exhibit "B" of Instrument No. 20070830-0104305 and 20070830-0104306 in the Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record in Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions on Instrument No. 20040526-0062221, Register's Office for Davidson County, Tennessee.
4. 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, 20040526-0062220, as corrected by Instrument No. 20050113-0005133, Register's Office for Davidson County, Tennessee. Subject Lot is designated as a Special Use Parcel by the amendment in Instrument No. 20070103-0001284 and further converted into condominium units by amendment in Instrument No. 20070830-0104306, as corrected by Scrivener's Affidavit in Instrument No. 20070924-0113721, Register's Office for Davidson County, Tennessee.
5. Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewer and/or Storm Drainage in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement in Instrument No. 20040305-0025146, Register's Office for Davidson County, Tennessee.
8. Subject to Declaration of Charter, Easements, Covenants and Restrictions for the Town Center of Lenox Village in Instrument No. 20060612-0069716, supplemented in Instrument No. 20070103-0001283, amended in Instrument No. 20070830-0104305, as corrected by Scrivener's Affidavit in Instrument No. 20070924-0113720, Register's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6965 Sunnywood 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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 on November 10, 2017.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By:_____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee Limited Partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on November 10, 2017.

_____
NOTARY PUBLIC

