Bill Garrett Davidson County
Batch# 68849 DEEDWARR
03/14/2018 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20180314-0023885

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/25/19

(AFFIX SEAL)

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Black Agnes Investments, LLC	Same	172 12 D 23.00
(NAME)	(NAME)	
1135 Granny White Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 considerations, the receipt of which is hereby acknowledged, we, **Mary Margaret Edwards, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Black Agnes Investments, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or 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. C-2 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 200501200007426 and as established by Declaration of Lenox Village of record in Instrument No. 200203150032826 and Supplemental Declaration as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Mary Margaret Edwards, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 11/05/2004, recorded 11/09/2004 of record in Instrument No. 20041109-0135174, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 200501200007426, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20020315-0032826, Supplemental Declaration of Charter Easements, Covenants and Restrictions of record in Instrument No. 20031212-0178492, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20020315-0032825, Supplemental Master Deed of record in Instrument No. 20060321-0032382, in the Register's Office for Davidson

County, Tennessee, together with all amendments thereto.
Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.
Easement contained in Warranty Deed of record in Instrument No. 20010103-0000902, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Instrument No. 20011129-0130322, of record in Instrument No. 20030923-0140666, of record in Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20130626-0065783 and of record in Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 7361, Page 230, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20020408-0042676 and of record in Instrument No. 20050822-0099609, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Instrument No. 20020501-0053757 and re-recorded of record in Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412- 0045831, in the Register's Office for Davidson County, Tennessee.
Charter of Lenox Village Town Center Association, Inc., of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7005 Lenox Village Drive, Condominium C2, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or 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), its successors and/or 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 13 day of March, 2018.

Mary Margaret Edwards

State of Tennessee
County of Williamson

Personally appeared before me Mary Margaret Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of March, 2018.

Notary Public ~~K. Thomas Sidwell~~
My Commission Expires: 8/5/21

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

File No.: 01288-42023
SMG TN Warranty Deed

I, Dana Thomas, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Dana Thomas, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 7/29/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY